LOT 7
IN OR 1616/1860
1988 LAKE DW/MH

PARADAY AMANDA
95078 RICHARD DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

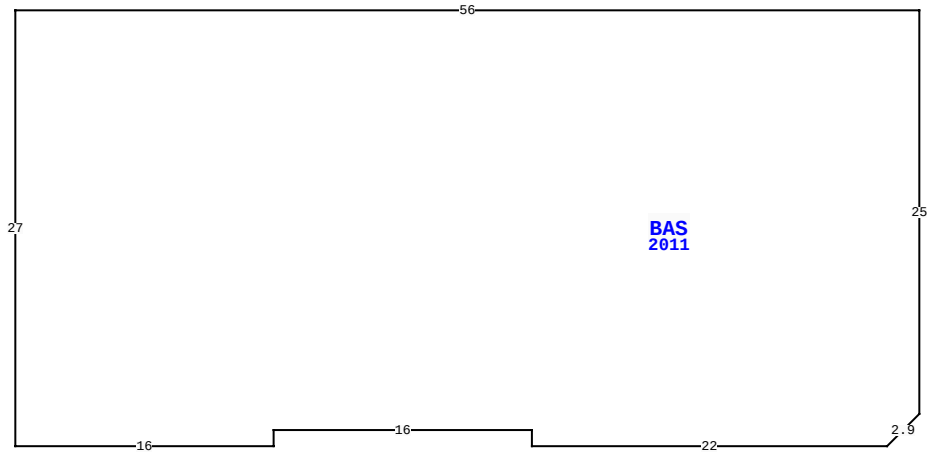
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	38,151
TOTALS	1,494		1,494	38,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,494	121.6000	85.12	127,169	1988	1995	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2004 Heated Area: 1494 HX Base Yr 2004



95078 RICHARD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,151
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		115,095
SOH/AGL Deduction		70,921
ASSESSED VALUE		44,174
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,174
TOTAL JUST VALUE		115,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5222	CO ISSUED	0	03/10/2010
B23353	XFOB	6,954	03/01/2010
MH095222	MH MOVE-ON	0	09/01/2009
M14846	MECH OTHER	0	09/01/2009
P13950	OTHER	0	09/01/2009
7907	MH MOVE-ON	12,000	08/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1036	3/12/2008	QC	U	I	01	100
GRANTOR: PARADAY DELMER C						
GRANTEE: PARADAY AMANDA						
1616/1860	2/22/2008	QC	U	I	07	100
GRANTOR: PARADAY DELMER C						
GRANTEE: PARADAY AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S27 E16 N1 E16 S1 E22 U2 R2 N25 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0756	FEP	0	100	16	10	160.00	SF	27.00	27.00	100	2010	2010	3	45	1,944	

LAND DESCRIPTION

TOTAL OB/XF 1,944

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS