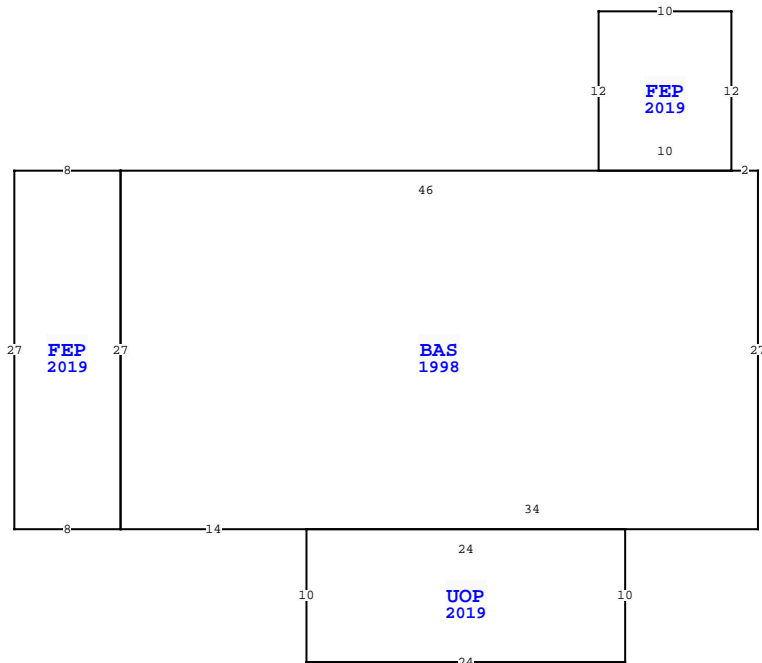


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
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	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	47,356
FEP	120	85	102	3,727
FEP	216	85	184	6,723
UOP	240	25	60	2,192
TOTALS	1,872		1,642	59,999

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,642	116.0000	87.00	142,854	1998	1998	0	0	58.00	42.00		
1 M/H 94+ - 0% - 0 Heated Area: 1582 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			75,830
TOTAL MARKET OB/XF VALUE			81,204
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			232,034
SOH/AGL Deduction			32,929
ASSESSED VALUE			199,105
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,105
TOTAL JUST VALUE			232,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901511	GARAGE	26,768	03/01/2019
B1809123	SWIM POOL	26,000	09/07/2018
984755	XFOB	4,992	05/01/1998
982149	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/1728	12/11/2014	SW	U	I	18	45,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MATTIOLY MARINA						
1941/0605	1/09/2014	WD	U	I	12	65,600
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSING						

EXTRA FEATURES														95148 BLUE LN, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU
L N	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	0510	GARAGE WD-	0	0	24	32	768.00	SF	35.00	35.00	100	1998	1998	3	26	6,989							
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835							
3	0855	CONC PAVER	0	0	0	0	5,300.00	SF	3.00	3.00	100	2015	2015	3	95	15,105							
4	1076	TRELLIS A	0	0	14	14	196.00	SF	7.50	7.50	100	2015	2015	3	78	1,147							
5	1076	TRELLIS A	0	0	25	13	325.00	SF	7.50	7.50	100	2019	2019	3	90	2,194							
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300							
7	0861	POOL GUNIT	0	0	0	0	744.00	SF	51.00	51.00	100	2019	2019	3	90	34,150							
8	0857	SANDSTONE/	0	0	0	0	1,524.00	SF	9.60	9.60	100	2019	2019	3	99	14,484							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1998] W2 FEP=[YR=2019] N12 W10 S12 E10\$ W46			
FEP=[YR=2019] W8 S27 E8 N27\$ S27 E14 UOP=[YR=2019] S10 E24			
N10 W24\$ E34 N27\$.			

LAND DESCRIPTION														TOTAL OB/XF										81,204
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	13	LVT/LAMMT 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
<b>Quality</b> 03 <b>Quality Level 03</b>				
<b>DOR CODE</b> 0200 <b>MOBILE HOME</b>				
<b>MAP NUM</b> MKT AREA 04				
<b>NEIGHBORHOOD/LOC</b> 4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	13,192
FOP	280	30	84	2,638
<b>TOTALS</b>	700		504	15,831

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2		GARAGE RES - 0%	- 0								
			Heated Area: 420			HX Base Yr					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2019</p> </div>											
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>FOP 2019</p> </div>											
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>95148 BLUE LN, FERNANDINA BEACH</p> </div>											

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4	
VALUATION SUMMARY						
<b>VALUATION BY</b>				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				75,830		
TOTAL MARKET OB/XF VALUE				81,204		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				232,034		
SOH/AGL Deduction				32,929		
ASSESSED VALUE				199,105		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				199,105		
TOTAL JUST VALUE				232,034		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				232,964		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/1728	12/11/2014	SW	U	I	18	45,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MATTIOLY MARINA						
1941/0605	1/09/2014	WD	U	I	12	65,600
GRANTOR: MIDFIRST BANK						
GRANTEE: SECRETARY OF HOUSIN						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2019] W28 S15 FOP=[YR=2019] S10 E28 N10 W28\$ E28 N15\$.						

L N	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																	
95148 BLUE LN, FERNANDINA BEACH																																	
<table border="0" style="width: 100%;"> <tr> <td style="border: none;">BLD DATE</td> <td style="border: none;"></td> <td style="border: none;">LGL DATE</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">XF DATE</td> <td style="border: none;"></td> <td style="border: none;">LAND DATE</td> <td style="border: none;">05/30/2023</td> </tr> <tr> <td style="border: none;">INC DATE</td> <td style="border: none;"></td> <td style="border: none;">AG DATE</td> <td style="border: none;"></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE	05/30/2023	INC DATE		AG DATE						
BLD DATE		LGL DATE																															
XF DATE		LAND DATE	05/30/2023																														
INC DATE		AG DATE																															
<table border="0" style="width: 100%;"> <tr> <td style="border: none;">TOTALS</td> <td style="border: none;">700</td> <td style="border: none;">504</td> <td style="border: none;">15,831</td> <td colspan="13" style="border: none;"></td> </tr> </table>																	TOTALS	700	504	15,831													
TOTALS	700	504	15,831																														

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 01/08/2020 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																								