

PT OF E1/2 OF NE1/4
PARCELS 5-15 & 5-5
IN OR 710/572

BOYER JAMES R & CHERYL A
95264 HATTON ROAD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0005-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	05	AVERAGE 100	0820	02	1,512	117.6000	82.32	124,468	1990	1995	0	0	70.00	30.00	STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2004													Heated Area: 1512										HX Base Yr 2004																							
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 1993																																														
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 90																																															
Interior Floo	08	SHT VINYL 10																																															
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	1,512	100	1,512	37,340																																													
TOTALS			1,512	1,512		37,340																																											
EXTRA FEATURES										95264 HATTON RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																																	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1991	1991	3	20	192																																	
3	0530	STBL WD	0	100	36	48	1,728.00	SF	30.00	30.00	100	2000	2000	3	28	14,515																																	
LAND DESCRIPTION																											TOTAL OB/XF										17,087												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0002	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	75,000.00	75,000.00	160,500																																
REVIEW DATE 03/09/2022 BY KWA Total Acres: 2.14 Total Land Value: 160,500 Market: 0 Agricultural: 0 Common: 160,500 PRINTED 08/06/2024 BY SYS																																																	