IN OR 835 PG 1492
AKA LOT 22 MOBLEY HEIGHTS UNR

SPAULDING TERRY G & PATTY
95379 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

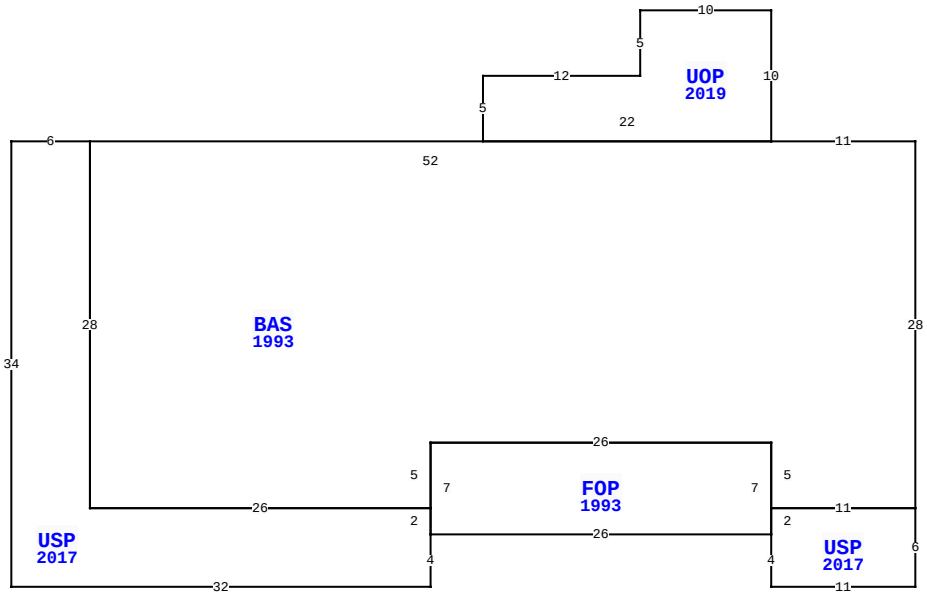
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100	1,634	150,681
FOP	182	30	55	5,072
UOP	160	20	32	2,951
USP	66	30	20	1,844
USP	360	30	108	9,959
TOTALS	2,402		1,849	170,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	116.6000	110.77	204,814	1978	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1634 HX Base Yr 2000



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

95379 DOUGLAS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,969
TOTAL MARKET OB/XF VALUE		5,044
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		365,013
SOH/AGL Deduction		184,400
ASSESSED VALUE		180,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,613
TOTAL JUST VALUE		365,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1805739	REPAIR/RRF	15,200	06/06/2018
2497	H/AC	0	03/25/1988
4770	REMODEL	3,000	02/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1428	3/10/2000	WD	U	I	01	91,900
GRANTOR: POPE CHARLES D & JAN						
GRANTEE: SPAULDING TERRY G &						
0835/1492	6/02/1998	WD	Q	I		95,000
GRANTOR: SPAULDING TERRY & PAT						
GRANTEE: POPE CHARLES & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2019] N10 W10 S5 W12 S5 E22$ W52 USP=[YR=2017] W6 S34 E32 N4 FOP=[YR=1993] E26 USP=[YR=2017] S4 E11 N6 W11 S2$ N7 W26 S7 $ N2 W26 N28$ S28 E26 N5 E26 S5 E11 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1978	1978	3	29	368	
3	1242	WD DECK A	0	100	21	23	483.00	SF	10.00	10.00	100	1989	1989	3	20	966	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 5,044

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

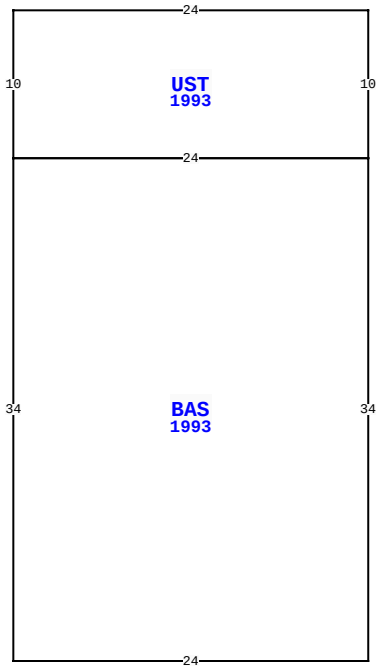
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	34,849
UST	240	45	108	4,612
TOTALS	1,056		924	39,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	924	102.6000	51.30	47,401	1980	1985	0	0	0	16.75	83.25

2 ACCESORY U – 100% - 2000 Heated Area: 816 HX Base Yr 2000



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BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W24 S10 BAS=[YR=1993] S34 E24 N34 W24$ E24 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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