IN OR 2142/1055
A/K/A LOT 21
ESMT IN OR 800/1256

FERGUSON CINDA
95323 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0240

NASSAU COUNTY PROPERTY

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 Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

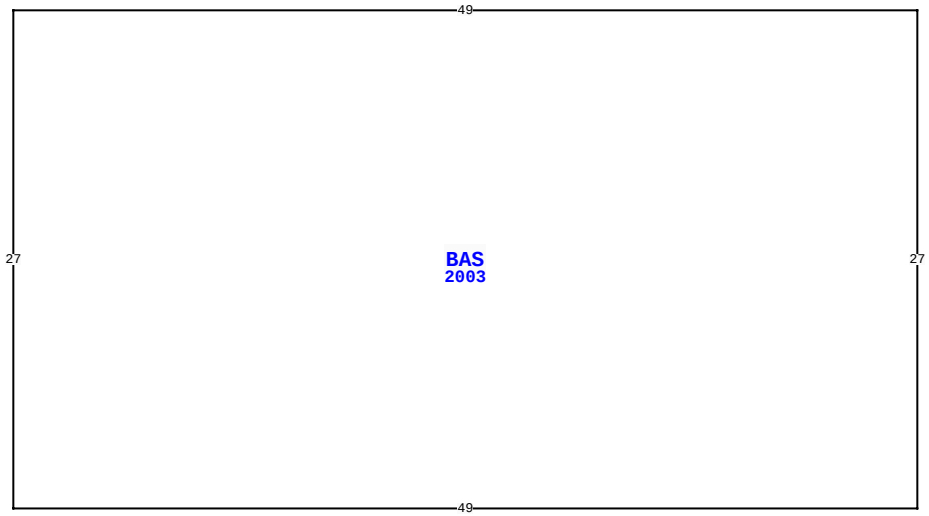
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	61,091
TOTALS	1,323		1,323	61,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,323	118.4000	88.80	117,482	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2018 Heated Area: 1323 HX Base Yr 2018



95323 DOUGLAS RD, 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		239,335
TOTAL MARKET OB/XF VALUE		12,561
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		410,146
SOH/AGL Deduction		170,220
ASSESSED VALUE		239,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,926
TOTAL JUST VALUE		410,146
NCON VALUE		37,739
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH176938	CO ISSUED	0	03/02/2018
MH176938	MH MOVE-ON	0	11/01/2017
MHU03408	MH MOVE-ON	1	01/01/2003
971961	MH MOVE-ON	0	10/01/1997
971875	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/1055	8/21/2017	FJ	U	I	11	0
GRANTOR: GREEN RICHARD D JR ES						
GRANTEE: FERGUSON CINDA						
1513/0993	7/19/2007	WD	U	I	01	100
GRANTOR: GREEN WANDA J						
GRANTEE: GREEN WANDA J & RIC						

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	2700	QUONSET LW	0	100	30	28	840.00	SF	7.80	7.80	100	2007	2007	3	60	3,931	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2014		65	2,600	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2014		65	2,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W49 S27 E49 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 12,561

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		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250							

REVIEW DATE 03/07/2024 BY NWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS

IN OR 2142/1055
A/K/A LOT 21
ESMT IN OR 800/1256

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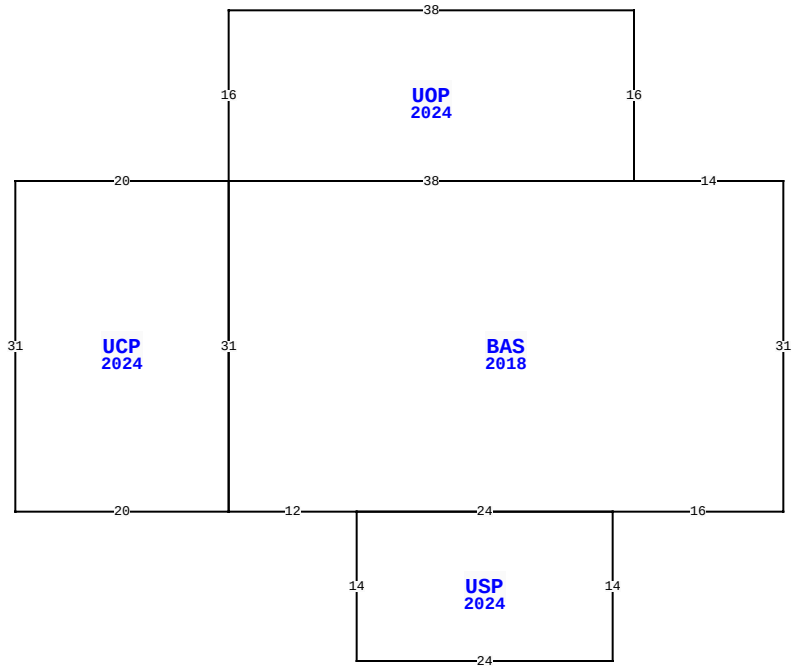
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	139,752
UCP	620	20	124	10,750
UOP	608	25	152	13,177
USP	336	50	168	14,565
TOTALS	3,176		2,056	178,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,056	124.3000	93.22	191,660	2018	2018	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2018 Heated Area: 1612 HX Base Yr 2018



95323 DOUGLAS RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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1513/0993	7/19/2007	WD	U	I	01	100
GRANTOR: GREEN WANDA J						
GRANTEE: GREEN WANDA J & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W14 W38 S31 E12 E24 E16 N31 $
UCP=[YR=2024;ORIG=-52,0] W20 S31 E20 N31 $
UOP=[YR=2024;ORIG=-14,0] W38 N16 E38 S16 $
USP=[YR=2024;ORIG=-16,31] W24 S14 E24 N14 $
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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

REVIEW DATE 03/07/2024 BY NWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS