PT OF SE1/4 OF SEC 31-2N-28E &
PT GOVT LOT 1 OF SEC 35-2N-28E
IN OR 842/739 & ESMT IN

JONES CYNTHIA L
95551 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0600

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

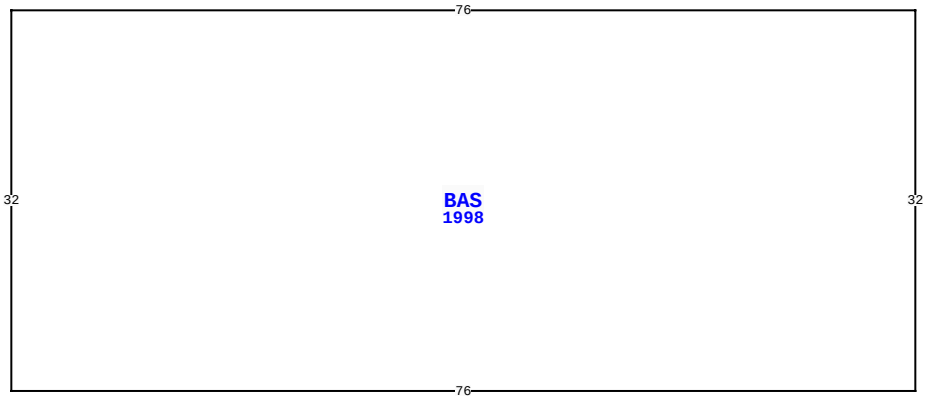
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,432	100	2,432	103,819
TOTALS	2,432		2,432	103,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	135.5200	101.64	247,188	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1999 Heated Area: 2432 HX Base Yr 1999



95551 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		109,614
TOTAL MARKET OB/XF VALUE		6,385
TOTAL LAND VALUE - MARKET		164,700
TOTAL MARKET VALUE		280,699
SOH/AGL Deduction		169,851
ASSESSED VALUE		110,848
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		55,848
TOTAL JUST VALUE		280,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805206	GARAGE	7,800	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0739	7/16/1998	WD	Q	V		23,000
GRANTOR: CRISP THOMAS M & PAUL						
GRANTEE: JONES STEVEN & CYNT						
0778/1343	12/06/1996	WD	U	V	01	100
GRANTOR: CRISP PAULA MARCELE D						
GRANTEE: CRISP THOMAS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S32 E76 N32$.

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	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	2005	2005	3	24	576	
3	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2005	2005	3	24	614	
4	0752	USP	0	100	20	16	320.00	SF	15.00	15.00	100	2005	2005	3	40	1,920	
5	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2012	2012	3	55	440	

LAND DESCRIPTION

TOTAL OB/XF 6,385

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	2.44	AC		1.00	1.00	0.90	75,000.00	67,500.00	164,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.44 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 OF SEC 31-2N-28E &
PT GOVT LOT 1 OF SEC 35-2N-28E
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

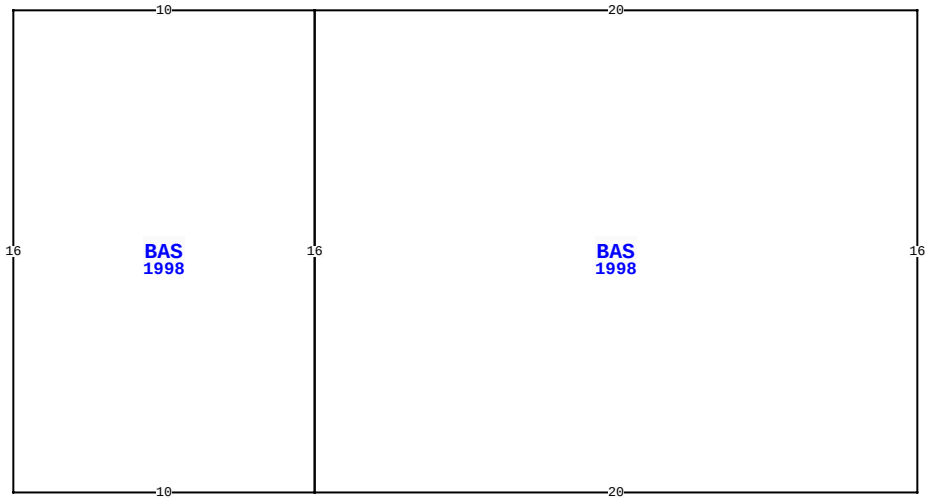
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	160	100	160	1,932
BAS	320	100	320	3,863
TOTALS	480		480	5,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	60.5000	21.18	10,166	1998	1998	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1999 Heated Area: 480 HX Base Yr 1999



95551 DOUGLAS RD, FERNANDINA BEACH

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0778/1343	12/06/1996	WD	U	V	01	100
GRANTOR: CRISP PAULA MARCELE D						
GRANTEE: CRISP THOMAS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 BAS=[YR=1998] W10 S16 E10 N16$ S16 E20 N16$.

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 05/12/2019 BY KBA Total Acres: 2.44 Total Land Value: 164,700 Market: 0 Agricultural: 0 Common: 164,700 PRINTED 08/06/2024 BY SYS