

IN OR 2325/497
A/K/A LOT 20
MOBLEY HEIGHTS SUB UNR

EDMONDSON MICHAEL RAY & ROSE ANN
95305 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0770



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	176,192
BAS	84	100	84	8,645
FCP	308	25	77	7,924
FOP	108	30	32	3,293
FOP	180	30	54	5,557

TOTALS	2,392		1,959	201,612
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	2	40	80.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50
4	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00
5	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25
6	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.11

REVIEW DATE	01/03/2020	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,959	123.1076	116.95	229,105	1983	1998	0	0	0 12.00	88.00
1 SINGLE FAM - 100% - 2020											
Heated Area: 1796											
HX Base Yr											

95305 DOUGLAS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1983	1983	3	54	1,890	
2	0810	CONCRETE A	0	100	2	40	80.00	SF	6.50	6.50	100	1983	1983	3	41	213	
3	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	1984	1984	3	44	721	
4	0866	POOL FIBER	0	100	32	12	384.00	SF	72.00	72.00	100	2019	2019	3	86	23,777	
5	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	100	2019	2019	3	98	2,899	
6	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

TOTAL OB/XF													34,105		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00					

Total Acres: 2.11	Total Land Value: 158,250	Market: 0	Agricultural: 0	Common: 158,250
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				227,480	
TOTAL MARKET OB/XF VALUE				34,105	
TOTAL LAND VALUE - MARKET				158,250	
TOTAL MARKET VALUE				419,835	
SOH/AGL Deduction				27,022	
ASSESSED VALUE				392,813	
TOTAL EXEMPTION VALUE		13		392,813	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				419,835	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				412,872	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2066080	SOLAR PANELS	17,205	10/01/2020
19006840	SWIM POOL	44,972	06/26/2019
B23793	GARAGE	56,205	07/01/2010
960518	REPAIR/RRF	2,800	09/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2325/0497	12/11/2019	QC	U	I	11
GRANTOR: MCELROY SHERRY & MICH					
GRANTEE: EDMONDSON MICHAEL R					
2324/1142	12/03/2019	FJ	U	I	11
GRANTOR: EDMONDSON MARLON D ES					
GRANTEE: EDMONDSON MICHAEL R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FOP=[YR=1993] N10 W18 S10 E18\$ W36									
BAS=[YR=2016] W14 S6 FCP=[YR=1993] S22 E14 N22W14\$ E14 N6 \$									
S42 E18 N14 FOP=[YR=1993] E18 N6 W18 S6\$ N6 E18 S6 E20 N28\$.									

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