IN OR 1603/1254
ESMT OR 1122/334
2003 RIVERWOOD DW/MH

SCOTT ELBERT O JR
96002 JASON WAY
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0009-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

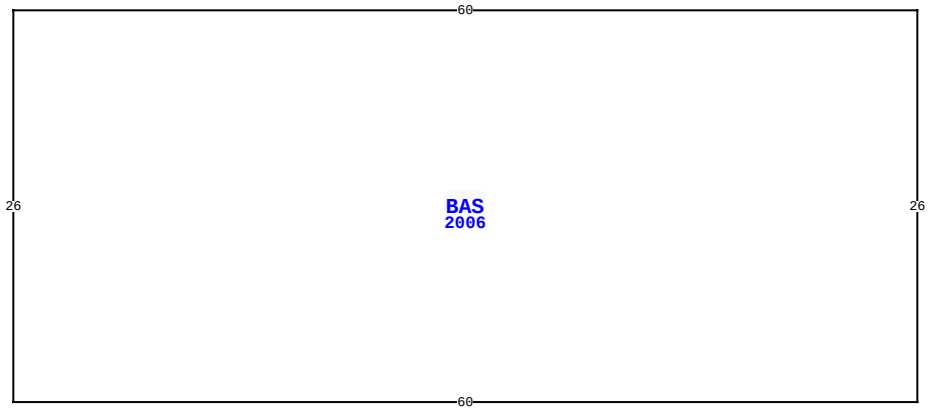
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	78,167
TOTALS	1,560		1,560	78,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.4800	96.36	150,322	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2007 Heated Area: 1560 HX Base Yr 2007



96002 JASON WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,167
TOTAL MARKET OB/XF VALUE		4,075
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		177,442
SOH/AGL Deduction		66,868
ASSESSED VALUE		110,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,574
TOTAL JUST VALUE		177,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU03409	MH MOVE-ON	1	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1603/1254	2/02/2009	WD	U	I	34	55,000
GRANTOR: ALLISON PROPERTIES IN						
GRANTEE: SCOTT ELBERT O JR						
1601/0665	1/20/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ALLISON PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S26 E60 N26 $.

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	2003	2003	3	87	3,045	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
3	1242	WD DECK A	0	100	12	16	192.00	SF	5.00	5.00	100	2005	2005	3	24	230	

LAND DESCRIPTION

TOTAL OB/XF 4,075

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	1.19	AC		1.00	1.00	1.00	80,000.00	80,000.00	95,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.19 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 08/06/2024 BY SYS