



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	1,620	100	1,620	56,376
FOP	144	30	43	1,496
USP	176	50	88	3,062
UST	32	55	18	626
TOTALS	1,972		1,769	61,561

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0681	POLE SHED	0	0	24	33	
2	0940	SHEDS/PORT	0	0	16	16	
3	0681	POLE SHED	0	0	16	8	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	0	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,769	116.0000	87.00	153,903	1997	1997	0	0	0	60.00	40.00		
1 M/H 94+ - 0% - 0														
Heated Area: 1620 HX Base Yr														
95092 CONWAY WAY, FERNANDINA BEACH														

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										61,561		
TOTAL MARKET OB/XF VALUE										4,832		
TOTAL LAND VALUE - MARKET										189,000		
TOTAL MARKET VALUE										255,393		
SOH/AGL Deduction										56,334		
ASSESSED VALUE										199,059		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										199,059		
TOTAL JUST VALUE										255,393		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										254,469		