PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1081/574
{1999 CONC TW/MH}

FIELDING MAUREEN EST
95549 TYSON ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0003-0020

BUILDING CHARACTERISTICS

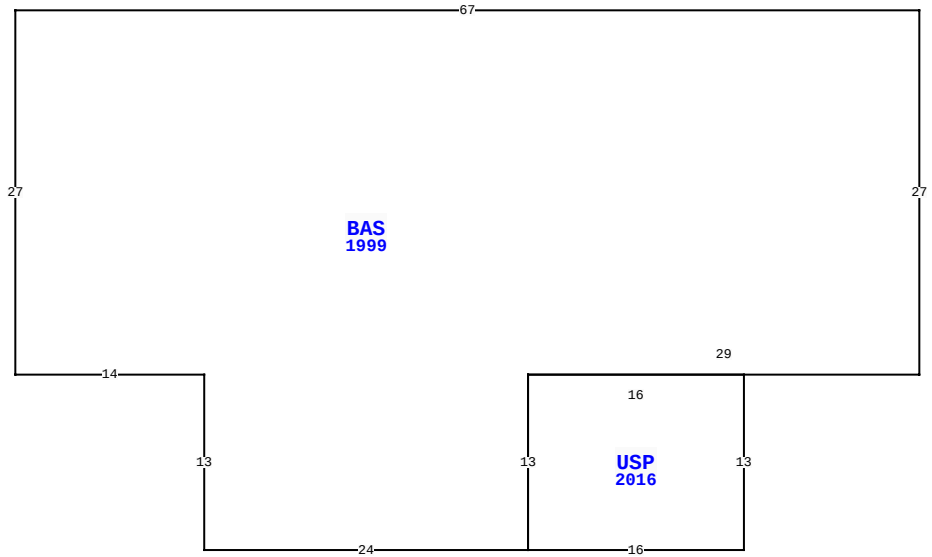
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,121	100	2,121	90,235
USP	208	50	104	4,425
TOTALS	2,329		2,225	94,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,225	128.9200	96.69	215,135	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2021 Heated Area: 2121 HX Base Yr 2021



95549 TYSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,659
TOTAL MARKET OB/XF VALUE		5,953
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		168,112
SOH/AGL Deduction		48,206
ASSESSED VALUE		119,906
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,906
TOTAL JUST VALUE		168,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992648	MH MOVE-ON	0	04/01/1999
0651	CHNGE SRVC	500	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0574	9/18/2002	WD	Q	I		107,000
GRANTOR: BELLAR DARRYL E & KAR						
GRANTEE: FIELDING MAUREEN						
0648/1146	2/12/1992	WD	U	V	01	100
GRANTOR: BOYETT WILLIS & B B						
GRANTEE: BELLAR DARRYL & KAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W67 S27 E14 S13 E24 USP=[YR=2016] E16 N13 W16S13$ N13 E29 N27$.

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	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1999	1999	3	77	631	
2	0810	CONCRETE A	0	100	46	14	644.00	SF	4.88	4.88	100	1999	1999	3	77	2,417	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 5,953

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	1.00	AC		1.00	1.00	0.90	75,000.00	67,500.00	67,500							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS