

PT OF TRACT A
IN OR 2669/1002
ALLIGATOR CREEK SUB PB 2/73

JONES WILLIAM & JENNIFER
95112 STINGRAY LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5120-000A-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	39,728
USP	270	30	81	2,591

TOTALS	1,512	1,323	42,319
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	13	20	260.00	SF	30.00	30.00	100	1995
2	0810	CONCRETE A	0 100	0	0	33.00	SF	6.50	6.50	100	1996
3	0751	UOP	0 100	22	10	220.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	0.51	AC	
2	009400	C	RIGHTOFWAY	100		OR			0.60	AC	

REVIEW DATE	12/08/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	01	1,323	108.8000	76.16	100,760	1988	1998	0	0	58.00	42.00
1 M/H 93- - 100% - 2024											
Heated Area: 1242											
HX Base Yr 2007											
BAS 1996											
USP 1996											

95112 STINGRAY LN, FERNANDINA BEACH	03/13/2024	MLU
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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	0940	SHEDS/PORT	0 100	13	20	260.00	SF	30.00	30.00	100	1995	1995	3	20	1,560	
2	0810	CONCRETE A	0 100	0	0	33.00	SF	6.50	6.50	100	1996	1996	3	72	154	
3	0751	UOP	0 100	22	10	220.00	SF	10.00	10.00	100	2005	2005	3	40	880	

TOTAL OB/XF											
2,594											

Total Acres: 0.51	Total Land Value: 38,310	Market: 0	Agricultural: 0	Common: 38,310
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		63,572	
TOTAL MARKET OB/XF VALUE		2,594	
TOTAL LAND VALUE - MARKET		38,310	
TOTAL MARKET VALUE		104,476	
SOH/AGL Deduction		0	
ASSESSED VALUE		104,476	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		54,476	
TOTAL JUST VALUE		104,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632141	GARAGE	46,415	04/21/2016
96-1460	MH MOVE-ON	0	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2669/1002	9/26/2023	QC	U	I	11	100	
GRANTOR: JONES REBECCA							
GRANTEE: JONES WILLIAM & JEN							
1214/1178	3/11/2004	QC	U	I	01	100	
GRANTOR: JONES WILLIAM & JENNI							
GRANTEE: JONES VERNON SR ETA							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1996] W46 S27 E16 USP=[YR=1996] S10 E27 N10 W27\$ E30 N27\$.															

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