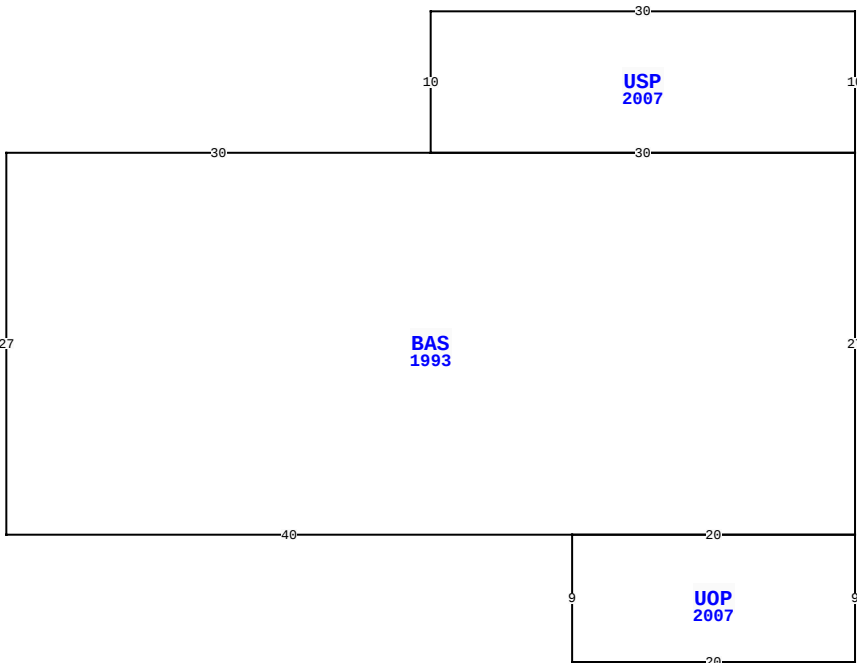


BOATRIGHT RONALD E & JULIA A/JONES WILLIAM T
95083 STINGRAY LN
FERNANDINA BEACH, FL 32034

44-2N-28-5120-000A-0160



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	30	VINYL 100	0820	02	1,815	135.9600	95.17	172,734	1993	1993	0	0	15	70.00	20.00	Tax Group: 4	Tax Dist:												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0										Heated Area: 1620					HX Base Yr											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 80																											
Interior Floo	11	CLAY TILE 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			4009.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,620	100	1,620	30,835																									
UOP	180	25	45	857																									
USP	300	50	150	2,855																									
TOTALS			2,100	1,815										34,547															
EXTRA FEATURES			95083 STINGRAY LN, FERNANDINA BEACH																										
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	0	10	10		100.00	SF 20.10	20.10	100	1991	1991	3	20	402													
95083 STINGRAY LN, FERNANDINA BEACH																													
TOTAL OB/XF 402																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000132	C	SFR RIVER			OR	0.00	0.00	230.00	FF		1.00	1.00	0.75	3,000.00	2,250.00	517,500												
REVIEW DATE 09/06/2022 BY DJ Total Acres: 0.00 Total Land Value: 517,500 Market: 0 Agricultural: 0 Common: 517,500 PRINTED 08/06/2024 BY SYS																													

BOATRIGHT RONALD E & JULIA A/JONES WILLIAM T
95083 STINGRAY LN
FERNANDINA BEACH, FL 32034

44-2N-28-5120-000A-0160



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	07	NONE 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
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	1,872	100	1,872	22,498
UST	128	45	58	697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,930	52.8220	18.49	35,686	2001	2001	0	0	0	35.00	65.00

2 GARAGE RES - 0% - 0
Heated Area: 1872
HX Base Yr

36

52

36

52

BAS
2007

8

16

16

8

UST
2007

NASSAU COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

57,743

TOTAL MARKET OB/XF VALUE

402

TOTAL LAND VALUE - MARKET

517,500

TOTAL MARKET VALUE

575,645

SOH/AGL Deduction

293,976

ASSESSED VALUE

281,669

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

281,669

TOTAL JUST VALUE

575,645

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

488,020

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

VI

RSN CD

SALE PRICE

2714/503

5/14/2024

QC

U

I

11

100

GRANTOR: BOATRIGHT RONALD E &

GRANTEE: BOATRIGHT RONALD E

2488/0283

8/13/2021

WD

Q

I

01

250,000

GRANTOR: MANCIL LARRY E & JUDI

GRANTEE: BOATRIGHT RONALD E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S36 E52 N36\$ PTR= E15 UST=[YR=2007] E8 S16 W8 N16\$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

09/06/2022

BY

DJ

Total Acres: 0.00

Total Land Value: 517,500

Market: 0

Agricultural: 0

Common: 517,500

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