

PERRY JOHN E SR
3235 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05

MOD METAL 80

AVERAGE 20

Roof Structure

03

Roof Cover

03

GABLE/HIP 100

COMP SHNGL 100

Interior Wall

04

Plywood 50

Drywall 50

Interior Floor

14

Carpet 90

SHT VINYL 10

Interior Floor

08

Window 100

CONVECTION 100

Air Condition

02

Heating Type

3

Bedrooms

100

Bathrooms

02

Frame

WOOD FRAME 100

Stories

1.

Units

1.100

0100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4006.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

288

100

288

5,685

BAS

672

100

672

13,265

TOTALS

960

960

18,950

EXTRA FEATURES

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

0752

USP

00

812

96.00SF

15.00

15.00

100

2000

2000

3

28

403

2

0753

UEP

00

1020

200.00SF

22.00

22.00

100

2000

2000

3

28

1,232

LAND DESCRIPTION

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

000102

C

SFR/MH

0

RSF-

1132.00

205.00

1.00

LT

1.00

1.00

1.00

70,000.00

70,000.00

70,000

REVIEW DATE

07/09/2020

BY

KWA

Total Acres:

0.00

Total Land Value:

70,000

Market:

0

Agricultural:

0

Common:

70,000

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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

02

960

94.0000

65.80

63,168

1966

1985

0

0

70.00

30.00

Heated Area:

960

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

18,950

TOTAL MARKET OB/XF VALUE

1,635

TOTAL LAND VALUE - MARKET

70,000

TOTAL MARKET VALUE

90,585

SOH/AGL Deduction

30,097

ASSESSED VALUE

60,488

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

60,488

TOTAL JUST VALUE

90,585

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

64,291

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

0597/0197

5/14/1990

WD U

I

10

2,600

GRANTOR: ELLIS FRANCIS & MARY

GRANTEE: PERRY JOHN & JEAN

0262/0540

4/01/1978

CD Q V

2,395

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S30 BAS=[YR=1993] W12 S24 E12 N24\$ S26 E12 N56 \$.