LOT 4 & S-1 OF LOT 4
IN OR 256/2 & OR 832/201
ESMT OR 299/288 RP 1475

SWEARINGEN BARBARA
95002 NANNY PLACE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5240-0004-0000

BUILDING CHARACTERISTICS

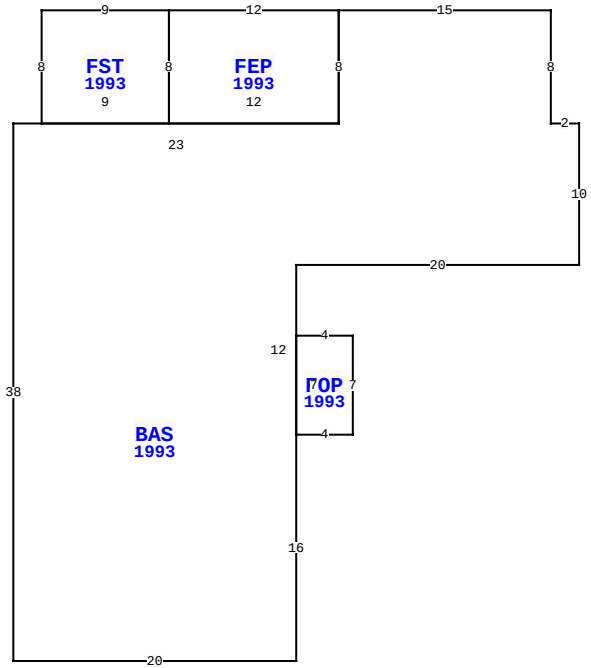
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	26,422
FEP	96	80	77	1,884
FOP	28	30	8	196
FST	72	55	40	979
TOTALS	1,276		1,205	29,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,205	116.4940	81.55	98,268	1959	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1080 HX Base Yr



95002 NANNY PL, 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		29,480
TOTAL MARKET OB/XF VALUE		7,203
TOTAL LAND VALUE - MARKET		570,000
TOTAL MARKET VALUE		606,683
SOH/AGL Deduction		427,729
ASSESSED VALUE		178,954
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		123,954
TOTAL JUST VALUE		606,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982241	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0121/0098	1/01/1972	TA	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N8 W15 FEP=[YR=1993] W12 FST=[YR=1993] W9 S8 E9 N8$ S8 E12 N8 $ S8 W23 S38 E20 N16 FOP=[YR=1993] E4 N7 W4 S7 $ N12 E20 N10 $.

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	0300	BOAT DCK W	0	100	0	0	550.00	SF	24.00	24.00	100	1984	1984	3	20	2,640	
2	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1968	1968	3	20	288	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1986	1986	3	20	384	
4	0510	GARAGE WD-	0	100	0	0	458.00	SF	23.45	23.45	100	1978	1978	3	20	2,148	
5	0350	CARPORT WD	0	100	0	0	596.00	SF	13.00	13.00	100	1984	1984	3	20	1,550	
6	0681	POLE SHED	0	100	12	8	96.00	SF	10.05	10.05	100	1984	1984	3	20	193	

LAND DESCRIPTION

TOTAL OB/XF 7,203

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	000130	C	SFR WATER	100		RSF-	1190.00	240.00	190.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	570,000							

REVIEW DATE 05/06/2019 BY KW Total Acres: 0.00 Total Land Value: 570,000 Market: 0 Agricultural: 0 Common: 570,000 PRINTED 08/06/2024 BY SYS