

STEWART SAMUEL & REBECCA
85639 JOANN RD
YULEE, FL 32097

45-2N-28-525A-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	25		MOD METAL 100		0820		02	1,088		98.2000		68.74		74,789		1988		1988		0		0		70.00		30.00	
Exterior Wall		03	GABLE/HIP 100		2 M/H 93- - 0% - 0												Heated Area: 1088										HX Base Yr		
Roof Cover		01	MINIMUM 100																										
Interior Wall		04	PLYWOOD 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		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		4003.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,088	100	1,088	22,437																								
TOTALS		1,088		1,088	22,437																								
EXTRA FEATURES										94219 WINTERBERRY AVE, FERNANDINA BEACH										BLD DATE XF DATE INC DATE									
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	LGL DATE LAND DATE AG DATE												
1	0510	GARAGE WD-	0	0	24	20			480.00	SF	26.25	26.25	100	1982	1982	3	20	2,520		04/24/2024 MLU									
2	0680	POLE SHED	0	0	18	8			144.00	SF	10.00	10.00	100	1994	1994	3	20	288											
3	0680	POLE SHED	0	0	24	8			192.00	SF	10.00	10.00	100	1994	1994	3	20	384											
4	0681	POLE SHED	0	0	20	8			160.00	SF	15.00	15.00	100	1994	1994	3	20	480											
5	0811	CONCRETE B	0	0	0	0			1,494.00	SF	3.90	3.90	100	1996	1996	3	72	4,195											
LAND DESCRIPTION										TOTAL OB/XF										7,867									
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					
1	000102	C	SFR/MH	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
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