

YOUNG AMANDA J & SHAWN PAUL SR
94233 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0019-0000



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Exterior Wall Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo08SHT VINYL 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame
Stories Units1.

Quality04
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4003.00

BAS2,2801002,280186,106

TOTALS2,2802,280186,106

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0800022,280128.040096.03218,948201620160015.0085.00
1 M/H 94+ - 100% - 2017Heated Area: 2280HX Base Yr 2017

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE186,106
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE261,106
SOH/AGL Deduction120,718
ASSESSED VALUE140,388
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE90,388
TOTAL JUST VALUE261,106
INCOME VALUE0
PREVIOUS YEAR MKT VALUE220,788

SUBAREA MARKET VALUE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE
94233 WINTERBERRY AV, FERNANDINA BEACHFLU04/24/2024MLU

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSAUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000006RM0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS