

TRACT 39
IN OR 2522/999
R621646 & R621647

KRAMER MANDY & DARELL
94184 WINTERBERRY AVENUE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0039-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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		4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	64,808

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,604	128.2600	96.20	154,305	1994	1998	0	0	58.00	42.00
1 M/H 94+ - 100% - 2022											
Heated Area: 1604											
HX Base Yr 2022											
BAS 1994											
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY		STANDARD									
																							Tax Group: 4		Tax Dist:									
																							BUILDING MARKET VALUE		64,888									
																							TOTAL MARKET OB/XF VALUE		22,648									
																							TOTAL LAND VALUE - MARKET		240,000									
																							TOTAL MARKET VALUE		327,456									
																							SOH/AGL Deduction		36,001									
																							ASSESSED VALUE		291,455									
																							TOTAL EXEMPTION VALUE		HX HB		50,000							
																							BASE TAXABLE VALUE		241,455									
																							TOTAL JUST VALUE		327,456									
																							NCON VALUE		0									
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE		326,476									