



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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 13,888 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 88,888 SOH/AGL Deduction 0 ASSESSED VALUE 88,888 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 88,888 TOTAL JUST VALUE 88,888 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,270											
DOR CODE		0700 MISC RESIDENTIAL																													
MAP NUM		MKT AREA 04																													
NEIGHBORHOOD/LOC		4003.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/24/2024 MLU											
EXTRA FEATURES																				94050 WINTERBERRY AVE, FERNANDINA BEACH, FL 32034											
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	0940	SHEDS/PORT	0	0	16	16	256.00	SF	30.00	30.00	100	1986	1986	3	20	1,536															
2	0680	POLE SHED	0	0	11	16	176.00	SF	10.00	10.00	100	1994	1994	3	20	352															
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000															
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000															
TOTAL OB/XF																	13,888														
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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 02/16/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH230016155	DOUBLE WIDE MOBIL	0	12/18/2023
B230013489	DEMO MH	2,000	10/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/100	3/07/2023	QC	U	I	11	100
GRANTOR: NEASE DAVID J & KATHE						
GRANTEE: KNIGHT DAVID L JR						
0307/0195	12/01/1979	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS