

BLOCK 1 LOT 13
IN OR 1472/1381
2002 FTWD DW/MH

MASTERS GLENDA
95406 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	74,904
DCK	128	15	19	913
TOTALS	1,688		1,579	75,816

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	0510	GARAGE WD-	0 100	12	20	240.00	SF	35.00	35.00	100	2004	2004	3	36	3,024	
2	0681	POLE SHED	0 100	12	7	84.00	SF	15.00	15.00	100	2004	2004	3	36	454	
3	1242	WD DECK A	0 100	0	0	926.00	SF	10.00	10.00	100	2004	2004	3	22	2,037	
4	0855	CONC PAVER	0 100	18	10	180.00	SF	10.00	10.00	100	2013	2013	3	94	1,692	
5	0855	CONC PAVER	0 100	0	0	140.00	SF	10.00	10.00	100	2013	2013	3	94	1,316	

LAND DESCRIPTION			TOTAL OB/XF														8,523
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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,579	128.0400	96.03	151,631	2002	2002	0	0	0	50.00	50.00	

1 M/H 94+ - 100% - 2012

Heated Area: 1560

HX Base Yr

30

52

30

32

20

16

8

8

16

BAS
2002

DCK
2002

BLD DATE

LGL DATE

95406 DOUGLAS RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/26/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		75,816			
TOTAL MARKET OB/XF VALUE		8,523			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		169,339			
SOH/AGL Deduction		28,536			
ASSESSED VALUE		140,803			
TOTAL EXEMPTION VALUE		13	140,803		
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		169,339			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		167,720			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU01371	MH MOVE-ON	1,305	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1381	1/18/2007	WD	U	I	21	75,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MASTERS ROBERT & GL						
1446/1802	9/22/2006	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE SERVICIN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2002] W52 S30 E20 DCK=[YR=2002] S8 E16 N8 W16\$ E32 N30\$.																