

DRAYTON PAUL/KILLOUGH RANA
95222 DOUGLAS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0210

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

RooF Cover Interior Wall Interior FlooInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories UnitsBUD8 Adjustme03COMP SHNGL 100 DRYWALL 100 SHT VINYL 60 CARPET 40 CENTRAL 100 AIR DUCTED 100 5 100 3 100 WOOD FRAME 100 1. 1. 100 0 100 DIST 01 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS2,1601002,160183,527

TOTALS2,1602,160183,527

EXTRA FEATURES95192 DOUGLAS RD, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAP L WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ON YEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

REVIEW DATE 07/26/2021 BY KWHJH Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYE ECON FNCT NORM % COND

0800022,160115.600086.70187,27220212021002.0098.00

M/H 94+ - 0% - 0Heated Area: 2160HX Base Yr

BAS
2021

NASSAU COUNTY PROPERTY PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE183,527

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE268,527

SOH/AGL Deduction58,472

ASSESSED VALUE210,055

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE210,055

TOTAL JUST VALUE268,527

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE258,039

Sales Data

OFF RECORD NumberDATEINST Q UV I RSNCDSALE PRICE

2478/07407/09/2021QCUCI11100

GRANTOR : DRAYTON PAUL

GRANTEE : DRAYTON PAUL & RANA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W72 S30 E72 N30\$.