

WIPF DORINDA M
95152 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0220

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																
Exterior Wall		25	MOD METAL 100							0820	02	784	86.0000	60.20	47,197	1992	1992	0	0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 100% - 1993										Heated Area: 784										HX Base Yr 1993									
Roof Cover		01	MINIMUM 100							-56 14 BAS 1993 14 -56																	BUILDING MARKET VALUE					14,159							
Interior Wall		05	DRYWALL 100																								TOTAL MARKET OB/XF VALUE					0							
Interior Floo		08	SHT VINYL 100																								TOTAL LAND VALUE - MARKET					85,000							
Air Condition		01	NONE 100																								TOTAL MARKET VALUE					99,159							
Heating Type		04	AIR DUCTED 100																								SOH/AGL Deduction					67,769							
Bedrooms			2 100																								ASSESSED VALUE					31,390							
Bathrooms			1.5 100																								TOTAL EXEMPTION VALUE					25,000							
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE					6,390																								
Stories		1.	1. 100												HX HB					25,000																			
Units			0 100												BASE TAXABLE VALUE					6,390																			
															TOTAL JUST VALUE					99,159																			
															NCON VALUE					0																			
															INCOME VALUE																								
															PREVIOUS YEAR MKT VALUE					98,148																			
Quality		03	Quality Level 03																																				
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	784	100	784		14,159																																		
TOTALS		784	784		14,159			95152 DOUGLAS RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/26/2023		MLU													
EXTRA FEATURES									XF DATE				LAND DATE				AG DATE																						
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																							
LAND DESCRIPTION																	TOTAL OB/XF 0																						
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																					
REVIEW DATE		05/12/2019		BY		KBA		Total Acres: 0.00		Total Land Value: 85,000		Market: 0		Agricultural: 0		Common: 85,000		PRINTED 08/06/2024 BY SYS																					