BLOCK 1 LOT 33
IN OR 1424/1850
R621655 & R621656

ROBINSON PAMELA B/PANKE PAUL E
95026 TYSON RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

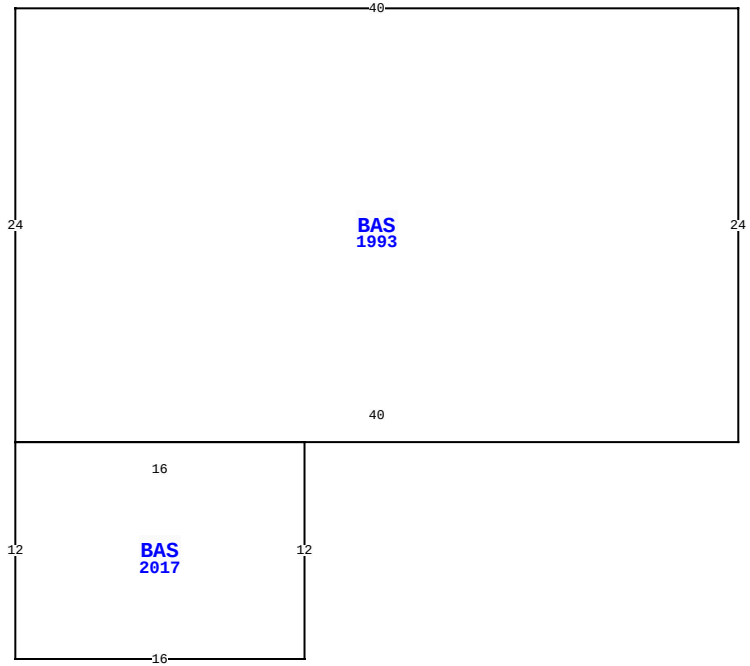
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,386
BAS	192	100	192	4,677
TOTALS	1,152		1,152	28,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	116.0000	81.20	93,542	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

95173 CLEARWATER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,063
TOTAL MARKET OB/XF VALUE	2,441
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	115,504
SOH/AGL Deduction	46,168
ASSESSED VALUE	69,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,336
TOTAL JUST VALUE	115,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8595	ADDITION	4,080	12/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/1850	6/30/2006	QC	U	I	01	100
GRANTOR: ROBINSON PAMELA B						
GRANTEE: ROBINSON PAMELA B &						
1149/1690	7/01/2003	QC	U	I	01	100
GRANTOR: ROBINSON LARRY A						
GRANTEE: ROBINSON PAMELA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 BAS=[YR=2017] S12 E16 N12 W16$ E40 N24 $.

EXTRA FEATURES

LN	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	0752	USP	0	0	24	12	288.00	SF	15.00	15.00	100	1997	1997	3	25	1,080	
2	0756	FEP	0	0	14	8	112.00	SF	27.00	27.00	100	2010	2010	3	45	1,361	

LAND DESCRIPTION

TOTAL OB/XF 2,441

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		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