BLOCK 1 LOT 34
IN OR 1992/141
R673399 & R673400

FORTENBERRY MASON H
95205 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

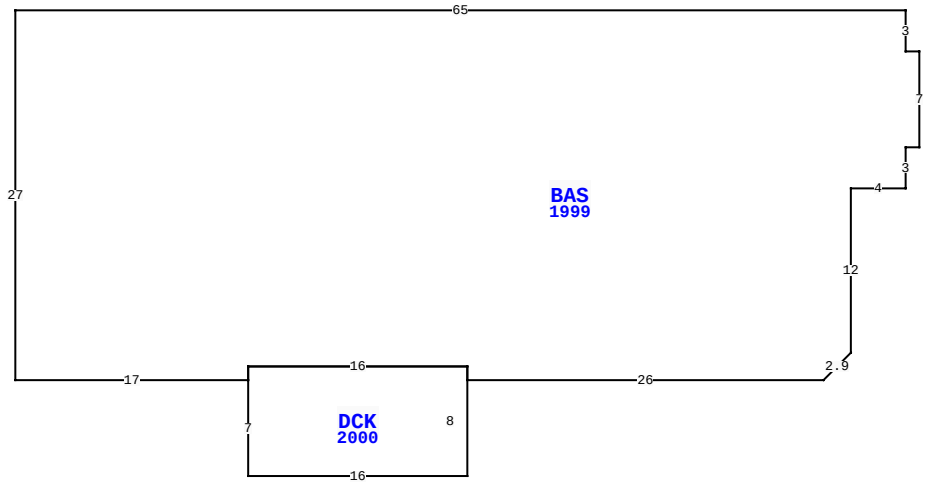
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,688	100	1,688	80,348
DCK	128	15	19	904
TOTALS	1,816		1,707	81,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,707	144.2400	108.18	184,663	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2018 Heated Area: 1688 HX Base Yr 2018



95205 CLEARWATER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,252
TOTAL MARKET OB/XF VALUE		5,485
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		171,737
SOH/AGL Deduction		83,442
ASSESSED VALUE		88,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,295
TOTAL JUST VALUE		171,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/0141	7/17/2015	WD	Q	I	01	75,000
GRANTOR: MICHAEL CLAYTON & MAR						
GRANTEE: FORTENBERRY MASON H						
0869/1133	2/26/1999	WD	U	I	06	100
GRANTOR: VICKERY BENTON A						
GRANTEE: MICHAEL CLAYTON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W65 S27 E17 DCK=[YR=2000] S7 E16 N8 W16 S1$ N1 E16 S1 E26 R2 U2 N12 E4 N3 E1 N7 W1 N3$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	6	2	12.00	SF	6.50	6.50	100	1999	1999	3	77	60	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2015	2015	3	70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,485

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	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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS