BLOCK 1 LOT 36
SPRING HILL SUB PB 5/32

PC STELMAKIA FAM PARTNERSHIP
129 DEMURRAGE WAY
FOLSOM, CA 95630

2024

45-2N-28-550A-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

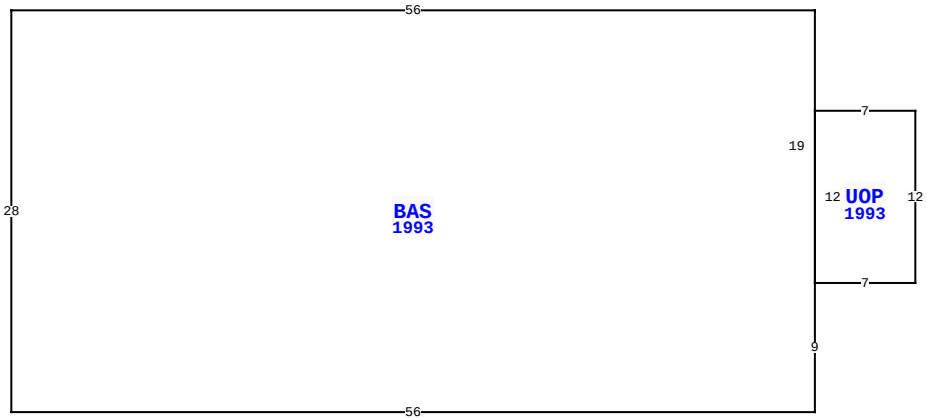
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	28,398
UOP	84	25	21	380
TOTALS	1,652		1,589	28,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,589	86.2400	60.37	95,928	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1568 HX Base Yr



95259 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	28,778
TOTAL MARKET OB/XF VALUE	2,877
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	116,655
SOH/AGL Deduction	0
ASSESSED VALUE	116,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,655
TOTAL JUST VALUE	116,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1605	1/23/2023	WD	Q	I	01	102,000
GRANTOR: PALMER FRANK W III &						
GRANTEE: PC STELMAKIA FAMILY						
2608/0992	12/15/2022	WD	Q	I	05	160,000
GRANTOR: ABLE STERLING PROPERT						
GRANTEE: PALMER FRANK WALKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 N9 UOP=[YR=1993] E7 N12 W7 S12$ N19$.

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	0940	SHEDS/PORT	0	0	12	28	336.00	SF	20.10	20.10	100	1980	1980	3	20	1,351	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1986	1986	3	20	482	
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1986	1986	3	20	482	
5	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1980	1980	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 2,877

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 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS