

BLOCK 1 LOT 39
IN OR 1395/1024
2000 GENE DW/MH

PRESNELL FRANKLIN D & PEGGY L
95343 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0390



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

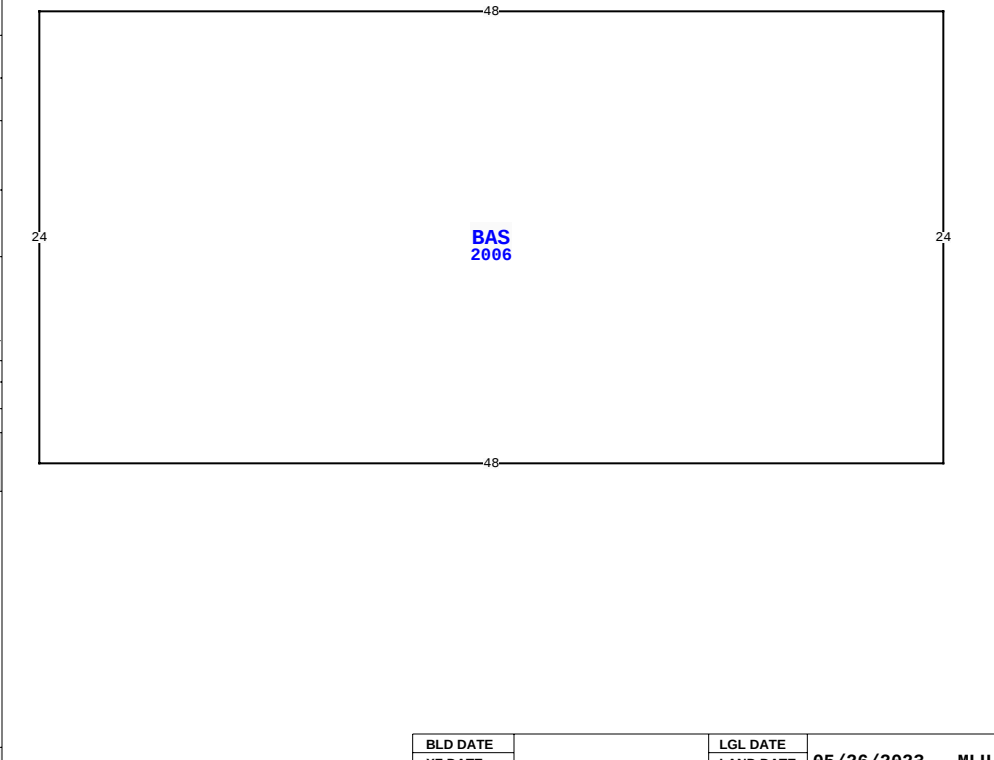
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	46,421
TOTALS	1,152		1,152	46,421

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0 100	20	8	160.00	SF	12.00	12.00	100	2004
2	0803	ASPHALT C	0 100	0	0	2,408.00	SF	1.40	1.40	100	2005
3	0752	USP	0 100	20	12	240.00	SF	15.00	15.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,152	116.8000	87.60	100,915	2000	2000		0	0	54.00
1 M/H 94+ - 100% - 2007											
Heated Area: 1152											
HX Base Yr 2007											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											46,421
TOTAL MARKET OB/XF VALUE											4,739
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											136,160
SOH/AGL Deduction											79,772
ASSESSED VALUE											56,388
TOTAL EXEMPTION VALUE											31,388
BASE TAXABLE VALUE											25,000
TOTAL JUST VALUE											136,160
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											135,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1395/1024	3/13/2006	WD	U	I	13	79,000	
GRANTOR: EZELL LANCE A							
GRANTEE: PRESNELL FRANKLIN							
0948/0462	9/06/2000	WD	U	I	15	60,100	
GRANTOR: DENMARK GARY M & KRYS							
GRANTEE: EZELL LANCE A & APR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W48 S24 E48 N24 \$.											

TOTAL OB/XF											
4,739											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	