BLOCK 1 LOT 41 2004 GENA DW
IN OR 789/222
SPRING HILL SUB PB 5/32

CONWELL BUCKLY R & LATISHA N
95401 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0410

BUILDING CHARACTERISTICS

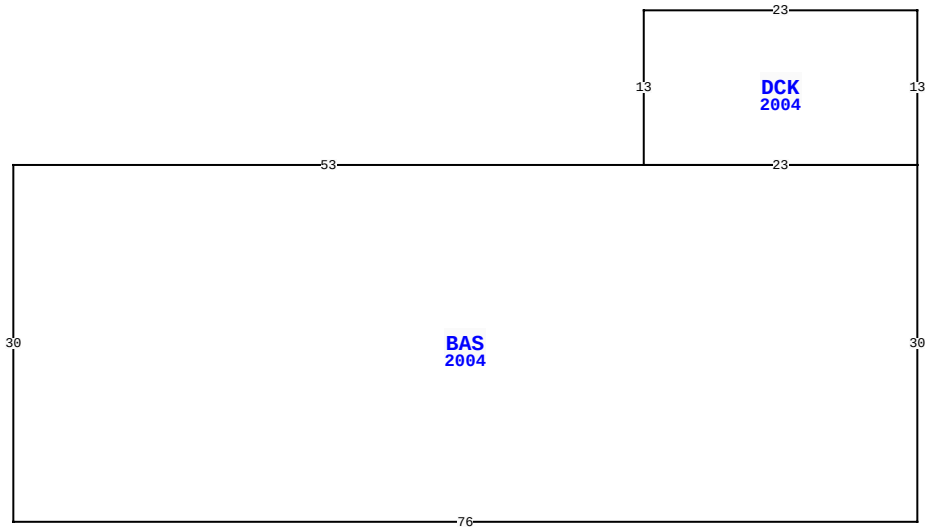
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,280	100	2,280	107,853
DCK	299	15	45	2,129
TOTALS	2,579		2,325	109,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,325	116.8000	87.60	203,670	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1998 Heated Area: 2280 HX Base Yr 1998



95401 CLEARWATER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,982
TOTAL MARKET OB/XF VALUE		23,643
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		218,625
SOH/AGL Deduction		104,423
ASSESSED VALUE		114,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,202
TOTAL JUST VALUE		218,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25992	ADDITION	33,130	05/01/2012
971917	MH MOVE-ON	0	10/01/1997
7264	MH MOVE-ON	7,000	05/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0222	4/03/1997	WD	Q	I		10,000
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: CONWELL BUCKLY R &						
0754/0369	3/18/1996	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WM F/TOML						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W23 S13 BAS=[YR=2004] W53 S30 E76 N30 W23$ E23 N13$.

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	2004	2004	3	88	3,080	
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2012	2012	3	68	20,563	

LAND DESCRIPTION

TOTAL OB/XF 23,643

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 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