BLOCK 2 LOT 3
SPRING HILL SUB #2 PB 5/35

SMARTLEY DENNIS L/E & CHRISTINE L/E/
95240 CATALINA DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0030

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	04	Quality Level 04

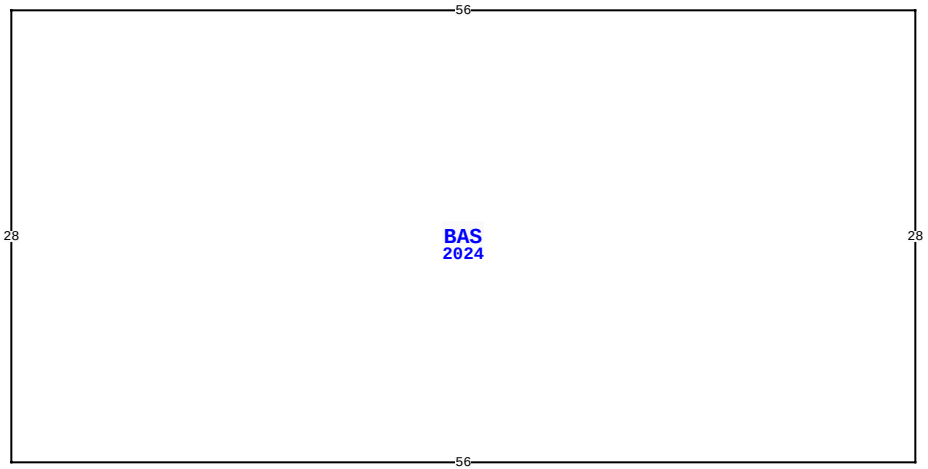
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	149,830
TOTALS	1,568		1,568	149,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.7000	96.52	151,343	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 2024 Heated Area: 1568 HX Base Yr



95608 CLEARWATER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	244,925
SOH/AGL Deduction	24,975
ASSESSED VALUE	219,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,950
TOTAL JUST VALUE	244,925
NCON VALUE	159,925
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230006374			05/17/2023
03012023	MH MOVE-ON	0	04/06/2023
94691	MH MOVE-ON	9,500	12/01/1994
6969	XFOB	13,056	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/1212	6/30/2020	WD	U	I	11	100
GRANTOR: SMARTLEY DENNIS & CHR						
GRANTEE: SMARTLEY FREDERICK						
2364/0949	5/25/2020	WD	Q	I	01	60,000
GRANTOR: INCE KATHERINE E						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=34,10] E56 S28 W56 N28 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

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SPRING HILL SUB #2 PB 5/35

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FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

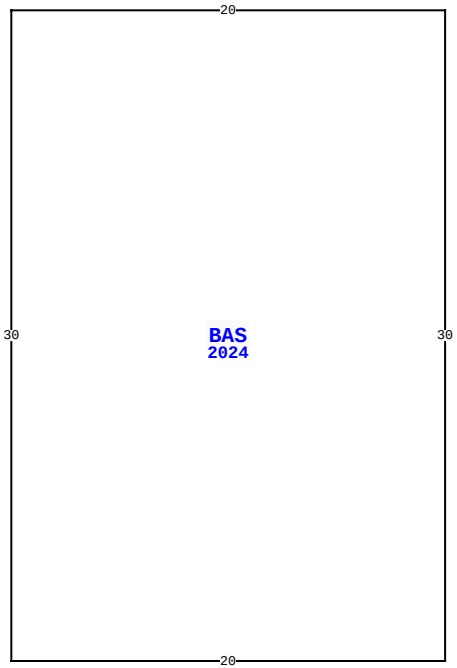
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	10,095
TOTALS	600		600	10,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	50.6000	17.71	10,626	2018	2018	0	0	0	5.00	95.00

3 GARAGE RES – 0% - 2024 Heated Area: 600 HX Base Yr



95608 CLEARWATER RD, FERNANDINA BEACH

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GRANTOR: INCE KATHERINE E						
GRANTEE: SMARTLEY DENNIS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S30 E20 N30 W20 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS