

BLOCK 2 LOT 17
IN OR 485 PG 335
2008 LIOH DW/MH

BAYLON ALFONSO D & MARIAN S
95216 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0170



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	30	VINYL 100	0800	02	1,836	140.6400	105.48	193,661	2008	2008	0	0	0	38.00	62.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1989													Heated Area: 1836																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1989																			
Interior Wall	05	DRYWALL 100	27 68 27 68 BAS 2008													VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										120,070									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										7,988									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										85,000									
Bedrooms		3 100														TOTAL MARKET VALUE										213,058									
Bathrooms		2 100														SOH/AGL Deduction										110,811									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										102,247									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units		0 100														BASE TAXABLE VALUE										52,247									
BUD8 Adjustme	04	DIST 01 100	TOTAL JUST VALUE										213,058																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										208,894																						
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	1,836	100	1,836	120,070																															
TOTALS			1,836		1,836	120,070																													
EXTRA FEATURES			95216 CLEARWATER RD, FERNANDINA BEACH													BLD DATE XF DATE INC DATE																			
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																			
1	0350	CARPORT WD	0 100	22	24	528.00	SF	6.50	6.50	100	1984	1984	3	20	686																				
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	26.25	26.25	100	1990	1990	3	20	2,100																				
3	1242	WD DECK A	0 100	14	12	168.00	SF	10.00	10.00	100	1990	1990	3	20	336																				
4	0350	CARPORT WD	0 100	12	18	216.00	SF	13.00	13.00	100	1995	1995	3	20	562																				
5	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1995	1995	3	20	1,008																				
6	0680	POLE SHED	0 100	14	14	196.00	SF	10.00	10.00	100	1995	1995	3	23	451																				
7	0810	CONCRETE A	0 100	0	0	150.00	SF	6.50	6.50	100	1995	1995	3	70	683																				
8	0681	POLE SHED	0 100	13	16	208.00	SF	15.00	15.00	100	2008	2008	3	52	1,622																				
9	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	2010	2010	3	45	540																				
LAND DESCRIPTION			TOTAL OB/XF 7,988																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS																																			