

BLOCK 3 TRACT 16
2002 SKYLI DW
IN OR 1055/675

ENGEL LARRY W & YUPA
95298 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0160



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	1,372	100	1,372	77,724
FOP	280	30	84	4,759
UOP	48	25	12	680
UOP	65	25	16	907

TOTALS	1,765		1,484	84,068
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	2701	QUONSET GD	0 100	41	35	1,435.00	SF	15.00	15.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,484	151.0600	113.30	168,137	2002	2002	0	0	0	50.00	50.00	
1 M/H 94+ - 100% - 2003													
Heated Area: 1372													
HX Base Yr 2003													
28 49 10 28 24 25 10 13 13 5 5 20 4 4 8 BAS 2002 FOP 2002 UOP 2002													
95298 SPRINGHILL RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/26/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		84,068	
TOTAL MARKET OB/XF VALUE		10,332	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		179,400	
SOH/AGL Deduction		98,643	
ASSESSED VALUE		80,757	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		25,757	
TOTAL JUST VALUE		179,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1055/0675	5/14/2002	WD	U	I	07	100	
GRANTOR: WELLS WILLARD & LORET							
GRANTEE: ENGEL LARRY W & YUP							
0894/1618	8/10/1999	WD	Q	I		30,000	
GRANTOR: WELLS WILLARD & LORET							
GRANTEE: ENGEL LARRY W & YUP							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2002] W10 BAS=[YR=2002] W49 S28 E24 UOP=[YR=2002] S5 E13 N5 W13 \$ E25 N28 \$ S28 E10 N8 UOP=[YR=2002] E4 N12 W4 S12 \$ N20 \$.									

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