BLOCK 3 LOT 32 1998 GENA DW
IN OR 2176/1839
SPRING HILL SUB UNIT 2 PB 5/35

JOHNSON CHRISTINE & MARK/RAISCH ANDREW W
940643 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0003-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

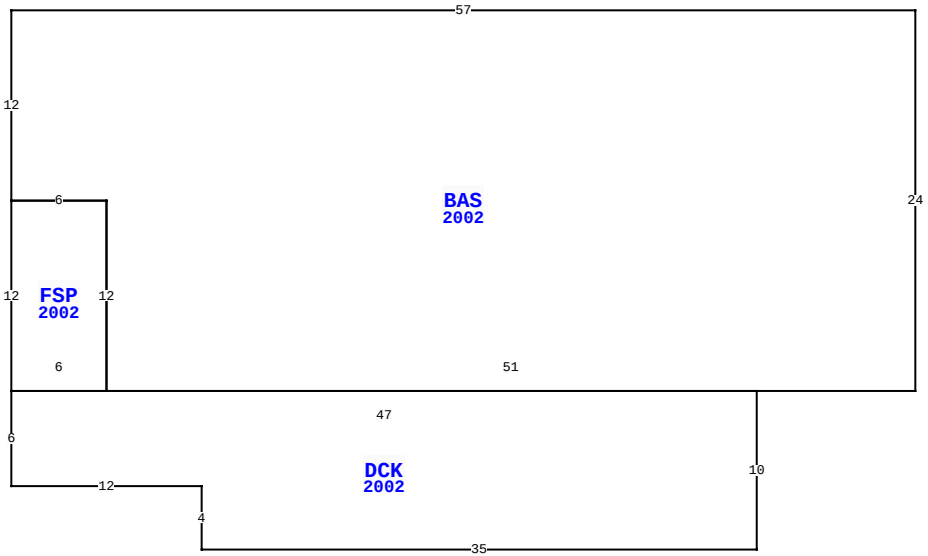
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1,296	47,846
DCK	422	15	63	2,326
FSP	72	60	43	1,588
TOTALS	1,790		1,402	51,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,402	117.2000	87.90	123,236	1998	1998	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2004 Heated Area: 1296 HX Base Yr 2004



940643 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,759
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,487
SOH/AGL Deduction		70,086
ASSESSED VALUE		68,401
TOTAL EXEMPTION VALUE	HX HB SX	68,401
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982358	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/1839	2/14/2018	QC	U	I	11	100
GRANTOR: NELSON CHRISTINE L &						
GRANTEE: RAISCH ANDREW W ET						
1044/0622	3/19/2002	WD	Q	I		74,000
GRANTOR: JENKINS SALLY & FRANK						
GRANTEE: NELSON CHRISTINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W57 S12 FSP=[YR=2002] S12 DCK=[YR=2002] S6 E12 S4 E35 N10 W47 $ E6 N12 W6 $ E6 S12 E51 N24 $.

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	0752	USP	0	100	6	6	36.00	SF	15.00	15.00	100	2002	2002	3	30	162	
2	1242	WD DECK A	0	100	48	6	288.00	SF	10.00	10.00	100	2010	2010	3	45	1,296	
3	1242	WD DECK A	0	100	20	3	60.00	SF	10.00	10.00	100	2010	2010	3	45	270	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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