BLOCK 3 LOT 36
IN OR 2212/1934
R360080 & R360081

PFISTER THOMAS & MELODY
7723 YAQUINA BAY RD
NEWPORT, OR 97365

2024

45-2N-28-550B-0003-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

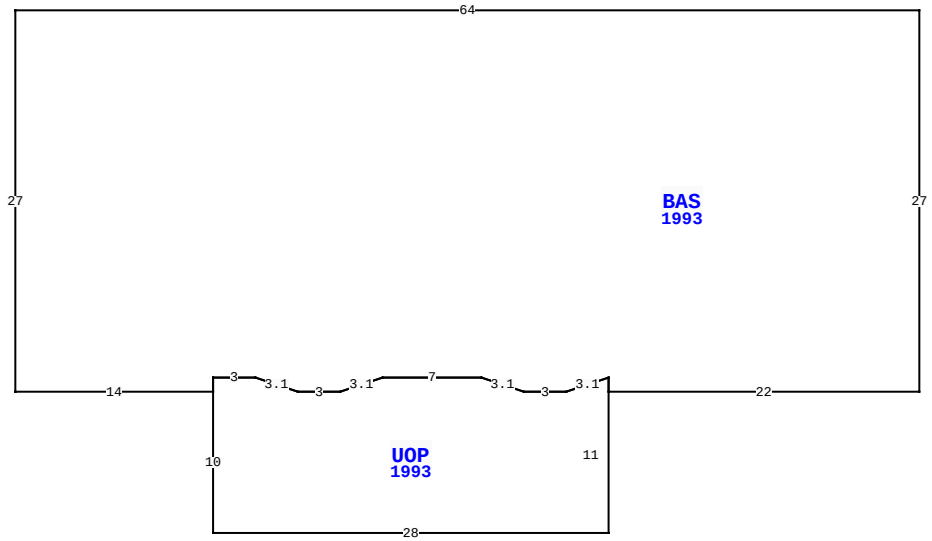
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,712	100	1,712	138,191
UOP	296	25	74	5,973
TOTALS	2,008		1,786	144,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,786	160.1600	112.11	200,228	1989	2013	0	0	0	28.00	72.00

1 M/H 93- – 0% - 0 Heated Area: 1712 HX Base Yr



940701 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	144,164
TOTAL MARKET OB/XF VALUE	3,987
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	233,151
SOH/AGL Deduction	48,504
ASSESSED VALUE	184,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,647
TOTAL JUST VALUE	233,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7873	MH MOVE-ON	35,000	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/1934	7/20/2018	WD	Q	I	01	150,000
GRANTOR: CLENDENEN FAMILY TRUS						
GRANTEE: PFISTER THOMAS & ME						
2115/0505	4/20/2017	WD	Q	I	01	127,900
GRANTOR: CLEMONS HELEN V						
GRANTEE: CLENDENEN FAMILY TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E14 UOP=[YR=1993] S10 E28 N11 L3 D1 W3 L3 U1 W7 L3 D1 W3 L3 U1 W3 S1$ N1 E3 R3 D1 E3 R3 U1 E7 R3 D1 E3 R3 U1 S1 E22 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0350	CARPORT WD	0	0	32	24	768.00	SF	9.10	9.10	100	2005	2005	3	24	1,677	

LAND DESCRIPTION

TOTAL OB/XF 3,987

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 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