BLOCK 3 LOT 49
IN OR 960/435
EX R/W IN OR 672/627

CARTER THOMAS S & KIMBERLY D
PO BOX 239
YULEE, FL 32041-0239

2024

45-2N-28-550B-0003-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

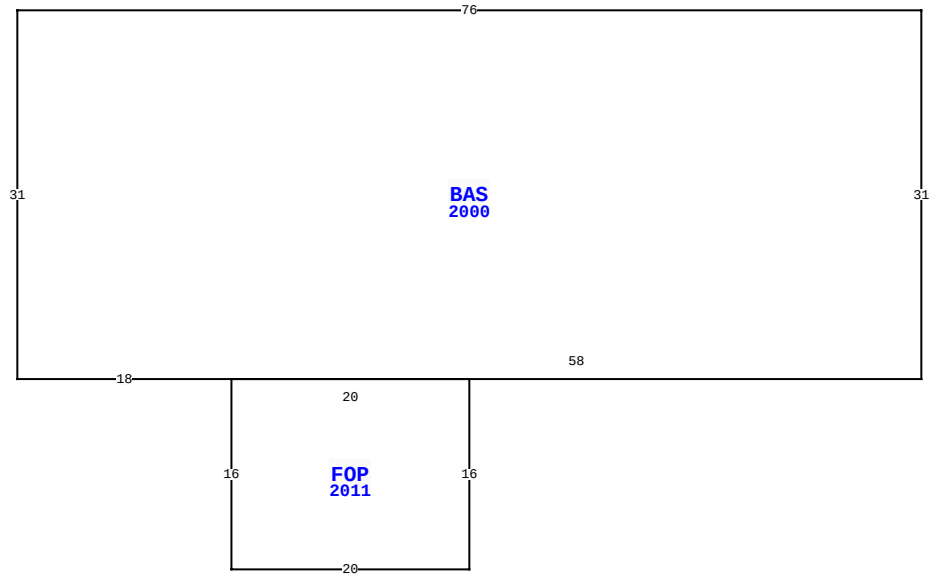
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2,356	100	2,356	100,139
FOP	320	30	96	4,080
TOTALS	2,676		2,452	104,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,452	123.2000	92.40	226,565	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1993 Heated Area: 2356 HX Base Yr 1993



940887 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		104,220
TOTAL MARKET OB/XF VALUE		13,817
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		203,037
SOH/AGL Deduction		105,326
ASSESSED VALUE		97,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,711
TOTAL JUST VALUE		203,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16307	H/AC	0	06/01/2011
MH03335	MH MOVE-ON	0	12/01/2000
981036	OTHER	0	08/01/1998
7458	MH MOVE-ON	19,000	09/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/0435	11/30/2000	WD	U	I	10	100
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: CARTER THOMAS S & K						
0663/1388	7/23/1992	AD	U	I	11	31,000
GRANTOR: EZELL GEORGE & BEA						
GRANTEE: CARTER THOMAS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E18 FOP=[YR=2011] S16 E20 N16 W20 $ E58 N31 $.

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1994	1994	3	20	6,300	
2	1242	WD DECK A	0	100	40	14	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	
3	0752	USP	0	100	40	14	560.00	SF	15.00	15.00	100	2010	2010	3	60	5,040	
4	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	2005	2005	3	86	1,677	

LAND DESCRIPTION

TOTAL OB/XF 13,817

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