LOT 24 1998 SW/MH REDM
ESMT IN OR 849/803
SPRING HILL #5 PB 6/85

THORNTON LEONA R/WINKLER LOIS MARIE
95195 BOBCAT LANE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550E-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

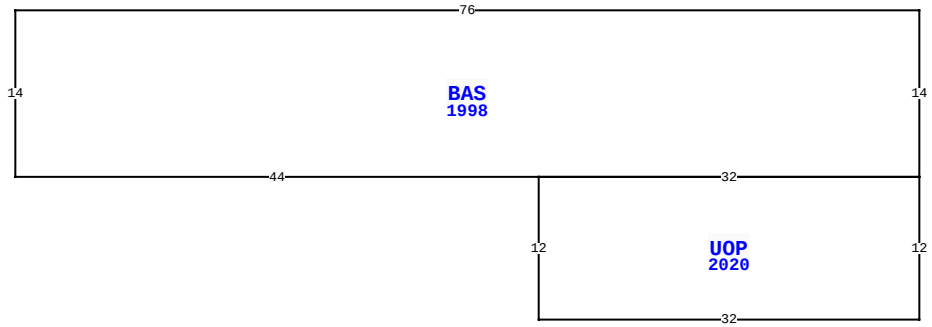
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,064	100	1,064	39,147
UOP	384	25	96	3,532
TOTALS	1,448		1,160	42,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,160	116.8000	87.60	101,616	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 1064 HX Base Yr 2023



95195 BOBCAT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,698
TOTAL MARKET OB/XF VALUE		40,620
TOTAL LAND VALUE - MARKET		267,750
TOTAL MARKET VALUE		520,068
SOH/AGL Deduction		98,260
ASSESSED VALUE		421,808
TOTAL EXEMPTION VALUE	WX HX HB VX DW	70,000
BASE TAXABLE VALUE		351,808
TOTAL JUST VALUE		520,068
NCON VALUE		169,019
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017515	MH MOVE-ON	0	11/28/2022
MH145576	CO ISSUED	0	07/23/2014
B24627	GARAGE	46,872	04/01/2011
P0509509	OTHER	0	05/01/2005
MHU4608	B013	0	01/01/2005
982401	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0551	4/18/2022	QC	U	I	11	100
GRANTOR: THORNTON KENNETH D &						
GRANTEE: THORNTON KENNETH D						
2014/1306	11/18/2015	QC	U	I	11	100
GRANTOR: SHEFFIELD J HOWARD P/						
GRANTEE: THORNTON KENNETH DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S14 E44 UOP=[YR=2020] S12 E32 N12 W32$ E32 N14$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
3	0940	SHEDS/PORT	0	100	12	30	360.00	SF	15.00	15.00	100	2004	2004	3	22	1,188	
4	2701	QUONSET GD	0	100	48	24	1,152.00	SF	15.00	15.00	100	2012	2012	3	70	12,096	
5	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2012	2012	3	55	4,752	
6	0681	POLE SHED	0	100	40	13	520.00	SF	15.00	15.00	100	2004	2004	3	36	2,808	
7	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2020	2020	3	90	7,776	

LAND DESCRIPTION

TOTAL OB/XF 40,620

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			0.00	0.00	5.95	AC		1.00	1.00	0.60	75,000.00	45,000.00	267,750							

REVIEW DATE 02/13/2023 BY DJ Total Acres: 5.95 Total Land Value: 267,750 Market: 0 Agricultural: 0 Common: 267,750 PRINTED 08/06/2024 BY SYS

LOT 24 1998 SW/MH REDM
ESMT IN OR 849/803
SPRING HILL #5 PB 6/85

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

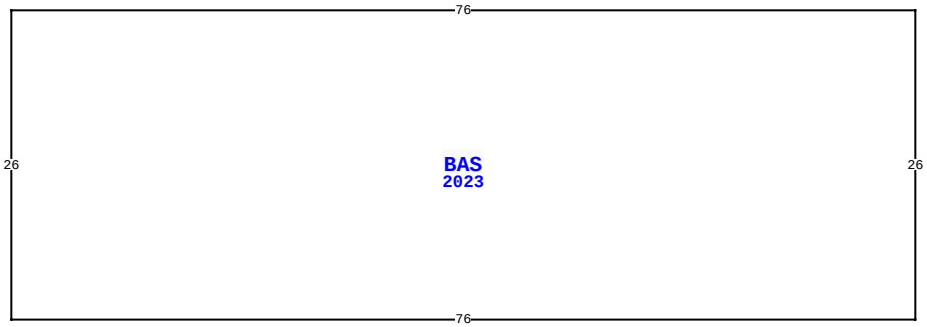
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	169,019
TOTALS	1,976		1,976	169,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	115.2000	86.40	170,726	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1976 HX Base Yr 2023



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NCON VALUE		169,019
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982160	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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95195 BOBCAT LN, FERNANDINA BEACH

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BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] E76 S26 W76 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2023 BY DJ Total Acres: 5.95 Total Land Value: 267,750 Market: 0 Agricultural: 0 Common: 267,750 PRINTED 08/06/2024 BY SYS