

BLOCK A LOT 4  
IN OR 1893/300 R433474  
FELMORE PARK SUB PB 3/41

DANIEL MUTT J &/BARLOW RICHARD  
PO BOX 15321  
FERNANDINA BEACH, FL 32035

2024

51-3N-27-4860-000A-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 70	
Roof Cover	03	COMP SHNGL 30	
Interior Wall	04	PLYWOOD 90	
Interior Wall	05	DRYWALL 10	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	728	100	728
FOP	72	30	22
SFB	192	80	154
TOTALS	992		904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	904	89.2000	62.44	56,446	1983	1983	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 882 HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			16,934
TOTAL MARKET OB/XF VALUE			1,490
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			68,424
SOH/AGL Deduction			21,635
ASSESSED VALUE			46,789
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,789
TOTAL JUST VALUE			68,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8545	MH MOVE-ON	14,000	05/16/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1893/0300	12/12/2013	WD U	I	I	34	45,000
GRANTOR: FERNANDEZ DEBRA						
GRANTEE: DANIEL MUTT J & RIC						
1203/0796	1/23/2004	WD U	I	I	07	100
GRANTOR: CLARK JOHN L						
GRANTEE: FERNANDEZ DEBRA						

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
1	0940	SHEDS/PORT	0	0	10	20		20.10	20.10	100	1990	1990	3	20	804	
2	0350	CARPORT WD	0	0	20	20	SF	8.58	8.58	100	2001	2001	3	20	686	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	RSF	2100.00	125.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S14 E27 SFB=[YR=2003] S12 E16 FOP=[YR=2003] E6 N12 W6 S12\$ N12 W16\$ E25 N14\$ .											

TOTAL OB/XF												1,490											