LOT 1
LAKE HAMPTON HILLS PB 6/2

JACONO BEVERLY JANE/WARD ROBERT
95391 CATALINA DRIVE
FERNANDINA BEACH, FL 32034

2025

19-4N-24-1212-0001-0000

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

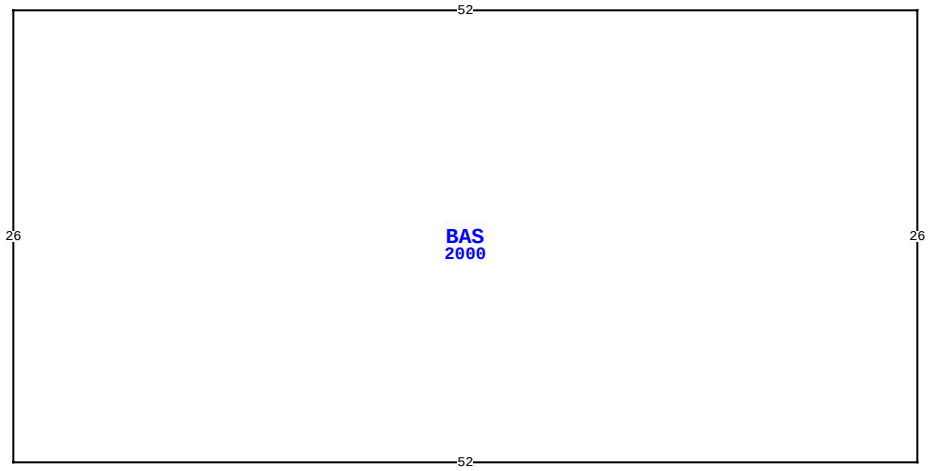
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2000	1,352	59,060
TOTALS	1,352			1,352	59,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.8000	99.28	134,227	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2023 Heated Area: 1352 HX Base Yr



553784 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,060
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	111,465
SOH/AGL Deduction	12,003
ASSESSED VALUE	99,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,462
TOTAL JUST VALUE	111,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003275	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1251	5/12/2022	WD	Q	I	01	99,500
GRANTOR: DEES HARWOOD TIM & TO						
GRANTEE: JACONO BEVERLY JANE						
1180/3006	10/13/2003	WD	Q	I	05	37,500
GRANTOR: BECKETT JIMMY						
GRANTEE: DEES HARWOOD & TONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W52 S26 E52 N26$.

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	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	000100	C	RES	0		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS