IN OR 2798/1069

CLEMENS ADRIANE/JORDAN JON CAMERON
85064 GRASSHOPPER LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0260

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	02	MIN PLYWD 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	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

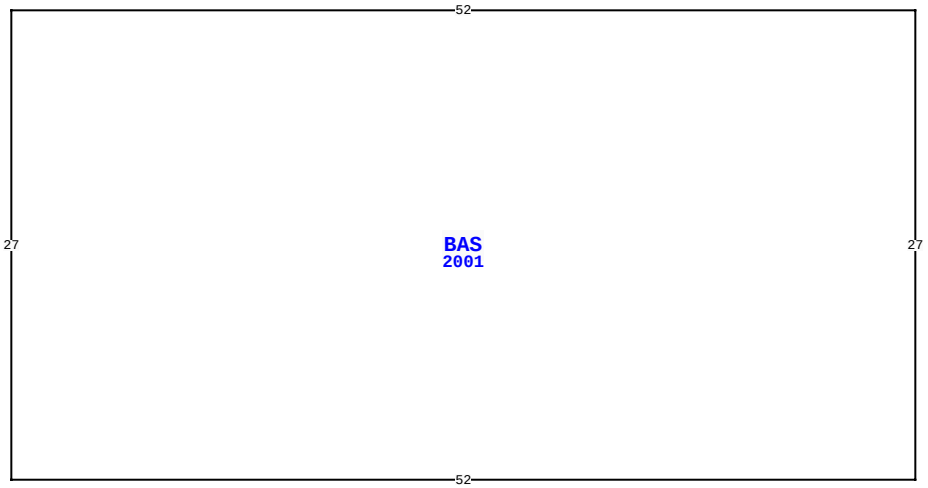
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2001	1,404	60,825
TOTALS	1,404			1,404	60,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	110.8000	94.18	132,229	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



85064 GRASSHOPPER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,825
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	111,000
TOTAL MARKET VALUE	172,905
SOH/AGL Deduction	56,018
ASSESSED VALUE	116,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,887
TOTAL JUST VALUE	172,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
013466	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/1069	7/02/2025	WD	Q	I	01	180,000
GRANTOR: BISHOP RAYMOND E JR						
GRANTEE: CLEMENS ADRIANE						
1476/0435	2/02/2007	WD	U	I	07	100
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: BISHOP RAYMOND E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E52 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	1242	WD DECK A	0	0	31	12	372.00	SF	10.00	10.00	100	2001	2001	3	20	744	
2	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	2001	2001	3	20	144	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2010	2010	3	40	192	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	1.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	111,000							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 1.11 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS