LOT 2
IN OR 2072/1919
CEDAR RIDGE #1 PB 6/95

TUCKER SHAWN
95335 BARNWELL RD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0235-0002-0000

BUILDING CHARACTERISTICS

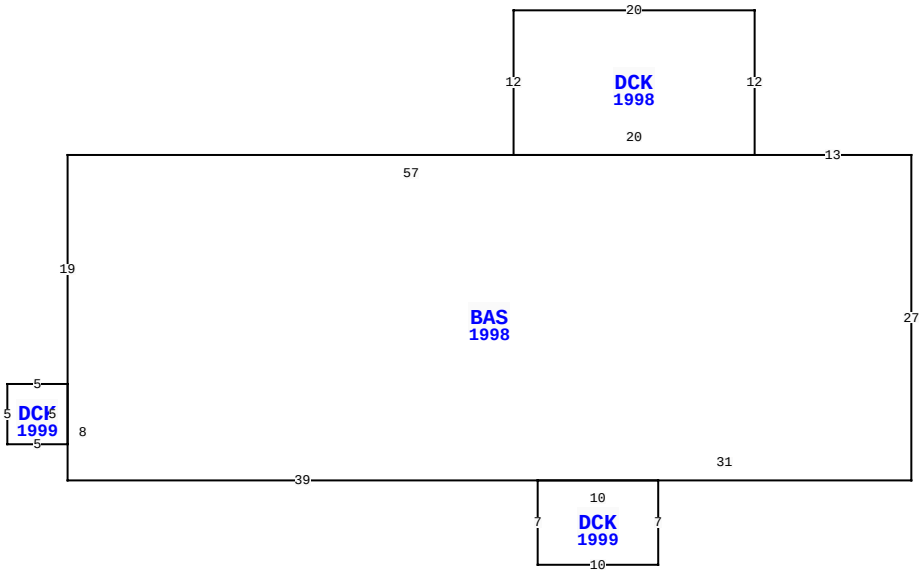
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1998	1,890	82,842
DCK	240	15	1998	36	1,578
DCK	25	15	1999	4	175
DCK	70	15	1999	10	438
TOTALS	2,225			1,940	85,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,940	128.9200	109.58	212,585	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



95178 BARBARAS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	85,034
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	187,834
SOH/AGL Deduction	50,497
ASSESSED VALUE	137,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,337
TOTAL JUST VALUE	187,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/1919	9/16/2016	WD	Q	I	01	77,000
GRANTOR: FLORIDA LAND TRUST 95						
GRANTEE: TUCKER SHAWN						
1903/0416	2/18/2014	WD	U	I	12	45,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: ROWE JENEAN TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 DCK=[YR=1998] N12 W20 S12 E20 $ W57 S19
DCK=[YR=1999] W5 S5 E5 N5 $ S8 E39 DCK=[YR=1999] S7 E10 N7
W10 $ E31 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/11/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS