LOT 8
CEDAR RIDGE #1 PB 6/95 &
PT S1/2 SEC 31-2N-28E

SANFORD JOYCE S
95350 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0235-0008-0000

BUILDING CHARACTERISTICS

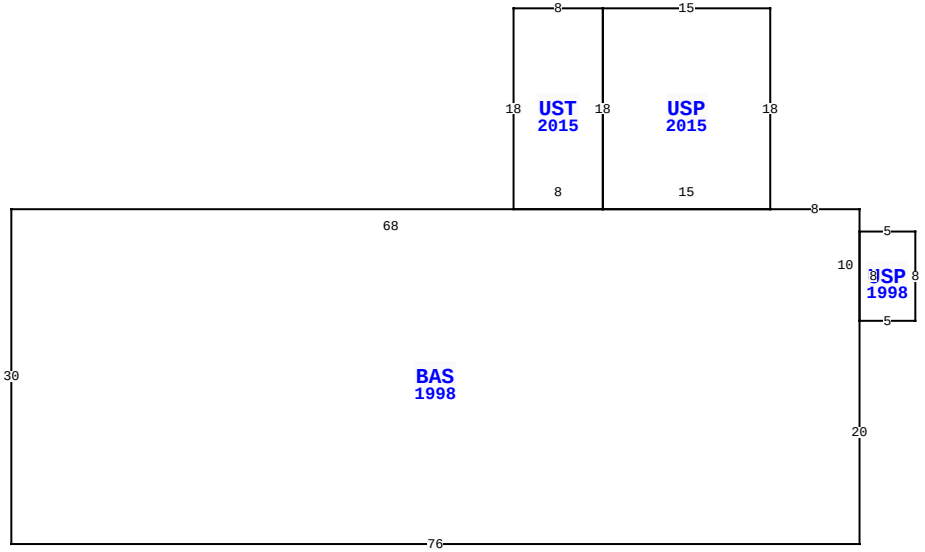
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	2,280	100	1998	2,280	99,937
USP	40	50	1998	20	877
USP	270	50	2015	135	5,917
UST	144	55	2015	79	3,463
TOTALS	2,734			2,514	110,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,514	128.9200	109.58	275,484	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 2280 HX Base Yr 1999



95350 BARBARAS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,194
TOTAL MARKET OB/XF VALUE		7,145
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		417,339
SOH/AGL Deduction		167,201
ASSESSED VALUE		250,138
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		144,416
TOTAL JUST VALUE		417,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530083	ADDITION	9,224	03/01/2015
B21021	STORAGE SHED	16,896	01/01/2008
R10996	REPAIR/RRF	300	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0724	11/12/2013	WD	Q	V	02	25,000
GRANTOR: DOUGLAS A B & BARBARA						
GRANTEE: SANFORD JOYCE S						
1481/0705	2/27/2007	WD	Q	V		50,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: SANFORD ROGER L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 USP=[YR=2015] N18 W15 UST=[YR=2015] W8 S18 E8 N18$ S18 E15 $ W68 S30 E76 N20 USP=[YR=1998] E5 N8 W5 S8$ N10$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1998	1998	3	20	384	
4	0680	POLE SHED	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	25	160	
5	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1998	1998	3	25	240	
6	0810	CONCRETE A	0	100	40	2	80.00	SF	6.50	6.50	100	1998	1998	3	73	380	
7	0351	CARPORT MT	0	100	33	14	462.00	SF	10.00	10.00	100	2000	2000	3	20	924	
8	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	2000	2000	3	20	684	
9	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2008	2008	3	31	2,381	

LAND DESCRIPTION

TOTAL OB/XF 7,145

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
3	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/23/2022 BY KWA Total Acres: 3.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS