LOT 8
IN OR 1927/1113
R360255 & R360256

VANDERBLOEMEN STUART M
95110 RICHARD DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

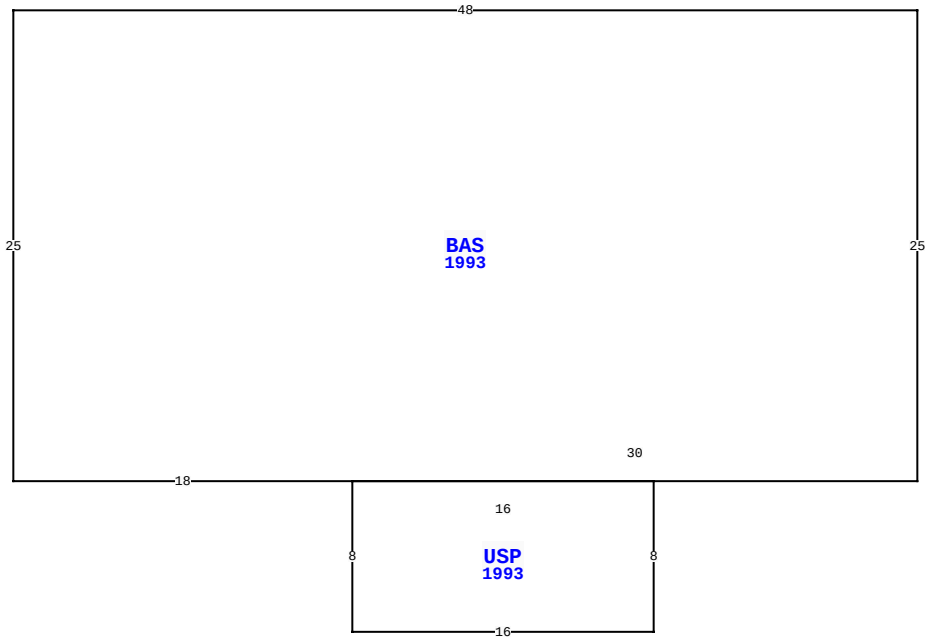
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	23,710
USP	128	50	1993	64	1,265
TOTALS	1,328			1,264	24,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,264	82.3200	65.86	83,247	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1200 HX Base Yr 2016



95110 RICHARD DR, 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		24,974
TOTAL MARKET OB/XF VALUE		5,662
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		130,636
SOH/AGL Deduction		91,797
ASSESSED VALUE		38,839
TOTAL EXEMPTION VALUE	HX HB DX VX	35,000
BASE TAXABLE VALUE		3,839
TOTAL JUST VALUE		130,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7257	MH MOVE-ON	38,000	05/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1927/1113	7/07/2014	WD	U	I	37	25,000
GRANTOR: HAMILTON DWIGHT H						
GRANTEE: VANDERBLOEMEN STUAR						
1048/0214	4/04/2002	WD	U	I	07	100
GRANTOR: POAGUE WILLIAM						
GRANTEE: HAMILTON DWIGHT H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S25 E18 USP=[YR=1993] S8 E16 N8 W16$ E30 N25$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	1,196.00	SF	4.00	4.00	100	1998	1998	3	73	3,492	

LAND DESCRIPTION

TOTAL OB/XF 5,662

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							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS