LOT 12
IN OR 1672/781
R498143 & R498144

EDWARDS ROGER L JR
95236 RICHARD DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0012-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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

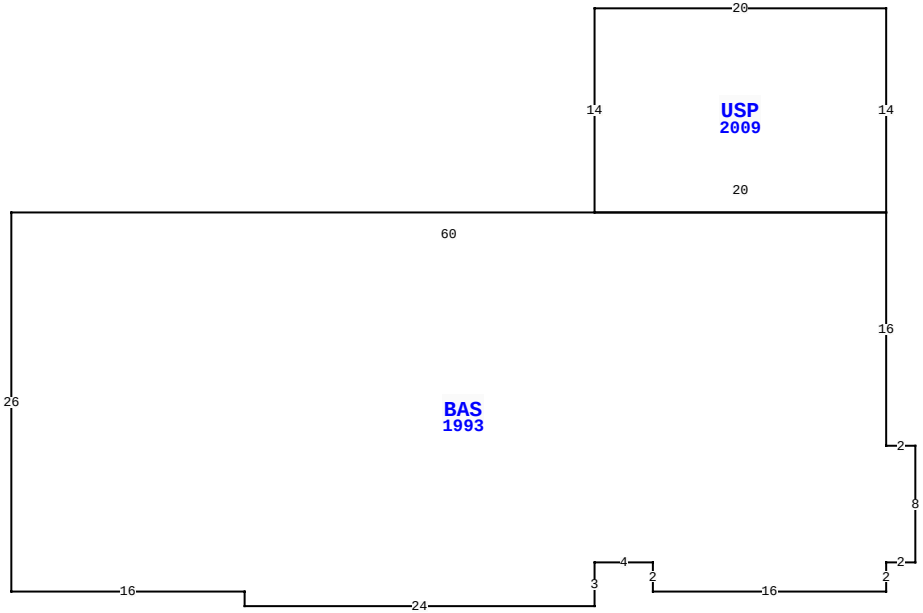
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1993	1,592	42,640
USP	280	50	2009	140	3,750
TOTALS	1,872			1,732	46,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,732	111.6000	89.28	154,633	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 1592 HX Base Yr 2011



95236 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		46,390
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		119,000
TOTAL MARKET VALUE		167,490
SOH/AGL Deduction		116,765
ASSESSED VALUE		50,725
TOTAL EXEMPTION VALUE	HX HB	25,725
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24505	ADDITION	9,140	03/01/2011
7428	MH MOVE-ON	22,500	08/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1672/0781	4/12/2010	WD	U	I	30	77,500
GRANTOR: EDWARDS ROGER L SR						
GRANTEE: EDWARDS ROGER L JR						
1644/0447	10/09/2009	WD	Q	I	01	70,000
GRANTOR: MEADOWS CARSON W & TI						
GRANTEE: EDWARDS ROGER L SR						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] N14 W20 S14 E20$ BAS=[YR=1993] W60 S26 E16 S1 E24 N3 E4 S2 E16 N2 E2 N8 W2 N16$.

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	1987	1987	3	60	2,100	

TOTAL OB/XF 2,100

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	100,000.00	100,000.00	119,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.19 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/30/2025 BY SYS