BLOCK 1 LOT 4
IN OR 1865/90
R497794 & R497795

CLARK KARRIN H
95004 JUSTIN CT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

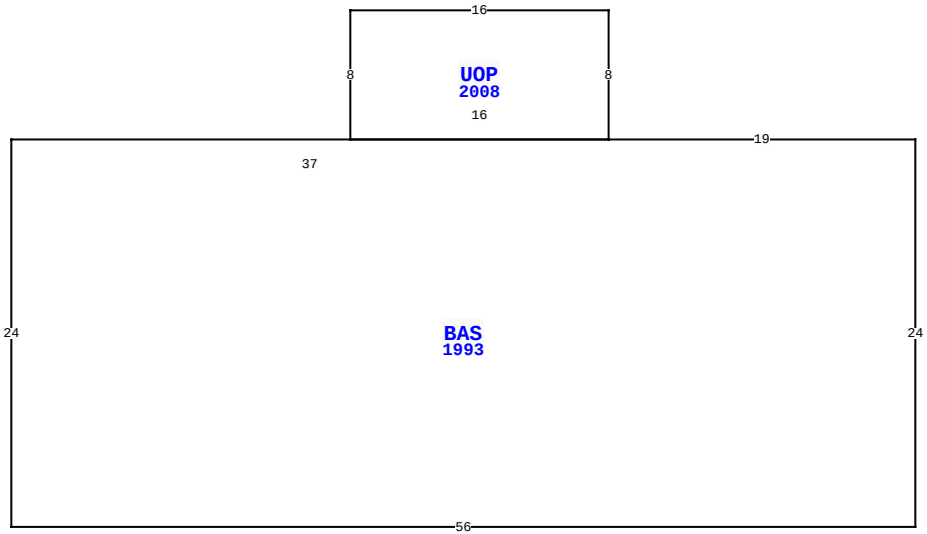
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,344	100	1993	1,344	35,482
UOP	128	20	2008	26	686
TOTALS	1,472			1,370	36,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,370	110.0000	88.00	120,560	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



95004 JUSTIN CT, FERNANDINA BEACH

BLD DATE	06/18/2009 RK	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		36,168
TOTAL MARKET OB/XF VALUE		2,501
TOTAL LAND VALUE - MARKET		120,600
TOTAL MARKET VALUE		159,269
SOH/AGL Deduction		68,015
ASSESSED VALUE		91,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,532
TOTAL JUST VALUE		159,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962989	XFOB	7,344	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1865/0090	6/28/2013	WD	Q	I	02	64,000
GRANTOR: CAULEY JUDY F						
GRANTEE: CLARK KARRIN H						
1479/0940	2/20/2007	WD	Q	I	06	100
GRANTOR: RIMES W A SR & FRANCE						
GRANTEE: CAULEY JUDY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=2008] N8 W16 S8 E16 $ W37 S24 E56 N24 $.

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	0681	POLE SHED	0	100	0	0	1,450.00	SF	7.50	7.50	100	1996	1996	3	23	2,501	

LAND DESCRIPTION

TOTAL OB/XF 2,501

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	0005	OR	0.00	0.00	1.34	AC		1.00	1.00	0.90	100,000.00	90,000.00	120,600							

REVIEW DATE 01/28/2019 BY KWA Total Acres: 1.34 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 07/30/2025 BY SYS