PT S1/2 OF NE1/4 OF SE1/4 OF
NW1/4 IN OR 833/72
R673380 & R673381

BOATRIGHT CYNTHIA K
95083 BLUE LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0009-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

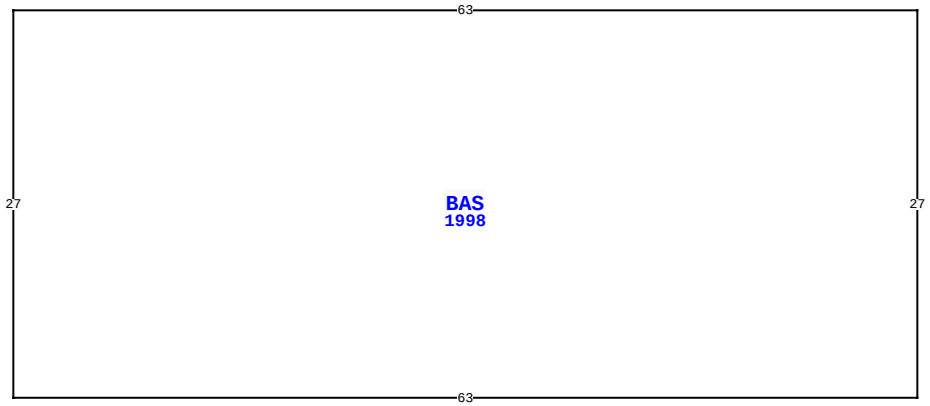
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1998	1,701	74,558
TOTALS	1,701			1,701	74,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	128.9200	109.58	186,396	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 1701 HX Base Yr 1999



95083 BLUE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		74,558
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		134,000
TOTAL MARKET VALUE		211,358
SOH/AGL Deduction		133,564
ASSESSED VALUE		77,794
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,072
TOTAL JUST VALUE		211,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982151	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0833/0072	5/07/1998	QC	Q	I	06	100
GRANTOR: BOATRIGHT SUSIE M						
GRANTEE: BOATRIGHT CYNTHIA K						
0826/0053	3/12/1998	QC	Q	I	06	100
GRANTOR: BOATRIGHT SUSIE						
GRANTEE: BOATRIGHT JOHNNY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W63 S27 E63 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	100	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	100	0005	OR	0.00	0.00	1.34	AC		1.00	1.00	1.00	100,000.00	100,000.00	134,000							

REVIEW DATE 07/31/2020 BY KWA Total Acres: 1.34 Total Land Value: 134,000 Market: 0 Agricultural: 0 Common: 134,000 PRINTED 07/30/2025 BY SYS