

IN OR 2261/1551
 A/K/A LOT 6 MOBLEY HEIGHTS UNR
 EX R/W'S OR 300/695 & 611/1170

MASON MELANIE G
 85161 CREWS RD
 FERNANDINA BEACH, FL 32034

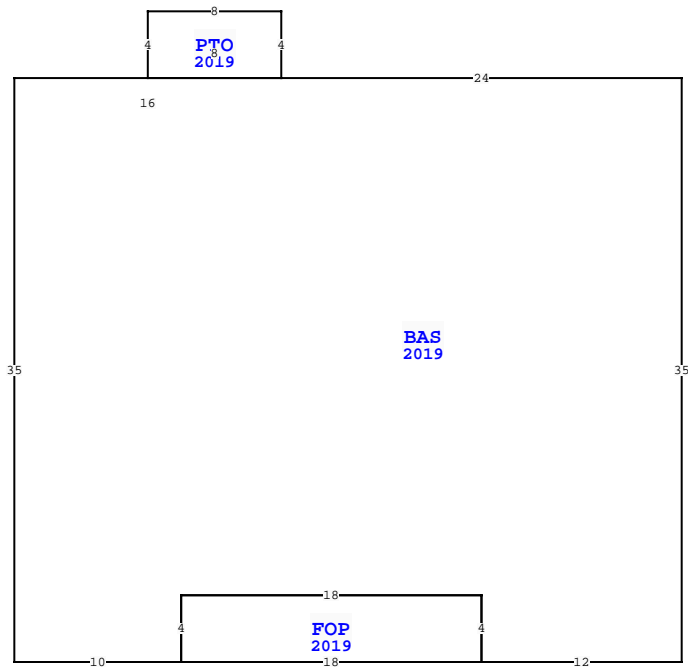
2025

35-2N-28-0000-0001-0090



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,328	100	2019
FOP	72	30	2019
PTO	32	5	2019
TOTALS	1,432		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,352	130.0000	171.60	232,003	2019	2019	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2019 Heated Area: 1328 HX Base Yr 2019													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,363
TOTAL MARKET OB/XF VALUE			14,301
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			371,664
SOH/AGL Deduction			214,998
ASSESSED VALUE			156,666
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			100,944
TOTAL JUST VALUE			371,664
NCON VALUE			4,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904250	NEW CONSTR	0	10/15/2019
19004250	NEW CONSTR	164,479	04/25/2019
B180844	DEMOLITION	0	10/01/2018
002989	MH MOVE-ON	0	02/01/2000
962942	CHNGE SRVC	0	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1551	3/12/2019	QC	U	I	11	100
GRANTOR: MASON MELANIE GERMAIN						
GRANTEE: MASON CHESTER L & M						
1998/1117	8/21/2015	FJ	U	I	11	0
GRANTOR: SKIPPER WILLIAM EUGEN						
GRANTEE: MASON MELANIE GERMA						

EXTRA FEATURES																
L N	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	0350	CARPOT WD	0	100	39	12			13.00	100	2004	2004	3	21	1,278	
2	0812	CONCRETE C	0	100	39	12	SF	4.00	4.00	100	1972	1972	3	22	1,823	
3	0462	ST/AL FNC	0	100	200	0	SF	10.00	10.00	100	2020	2020	3	90	7,200	
4	0351	CARPOT MT	0	100	20	20	SF	10.00	10.00	100	2025	2024		100	4,000	

TOTAL OB/XF														14,301										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.30	AC		1.00	1.00	1.00	100,000.00	100,000.00	130,000							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W24 PTO=[YR=2019] N4 W8 S4 E8\$ W16 S35 E10 FOP=[YR=2019] E18 N4 W18 S4\$ N4 E18 S4 E12 N35\$.													