

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
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
BAS	1,674	100	1998
UOP	140	25	2019
UOP	160	25	2019
TOTALS	1,974		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,749	130.2400	110.70	193,614	1998	2006	0	0	44.00	56.00		
2 M/H 94+ - 0% - 0													
Heated Area: 1674													
HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,674	100	1998	1,674	103,775								
UOP	140	25	2019	35	2,170								
UOP	160	25	2019	40	2,480								
TOTALS	1,974			1,749	108,424								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			108,424
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			131,000
TOTAL MARKET VALUE			239,424
SOH/AGL Deduction			58,257
ASSESSED VALUE			181,167
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			181,167
TOTAL JUST VALUE			239,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509747	H/AC	0	05/01/2005
P0509484	OTHER	0	05/01/2005
E14726	ELEC OTHER	0	04/01/2005
MH4559	MH MOVE-ON	0	03/01/2005
E14545	ELEC OTHER	0	03/01/2005
M09445	MECH OTHER	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1172	12/10/2021	WD	Q	I	01	162,500
GRANTOR: PYATT CHARLES J						
GRANTEE: VANZANT JOSEPH R						
1991/0063	7/13/2015	WD	Q	I	01	115,000
GRANTOR: COON JAMES H & MARTHA						
GRANTEE: PYATT CHARLES J						

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															
95023 DOUGLAS RD, FERNANDINA BEACH																															
<table border="0" style="width:100%"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/09/2025</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>																	BLD DATE		LGL DATE	05/09/2025	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/09/2025	MLU																											
XF DATE		LAND DATE																													
INC DATE		AG DATE																													

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W14 UOP=[YR=2019] N10 W16 S10 E16\$ W48 S27 E34 UOP=[YR=2019] S10 E14 N10 W14\$ E28 N27\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	100,000.00	100,000.00	131,000							