

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 Floo	13	LVT/LAMMT 70	
Interior Floo	11	CLAY TILE 30	
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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,323	100	2003
TOTALS	1,323		66,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 0%	- 2018							
Heated Area: 1323						HX Base Yr 2018					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,087
TOTAL MARKET OB/XF VALUE			12,030
TOTAL LAND VALUE - MARKET			211,000
TOTAL MARKET VALUE			485,117
SOH/AGL Deduction			234,465
ASSESSED VALUE			250,652
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			199,930
TOTAL JUST VALUE			485,117
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH176938	CO ISSUED	0	03/02/2018
MH176938	MH MOVE-ON	0	11/01/2017
MHU03408	MH MOVE-ON	1	01/01/2003
971961	MH MOVE-ON	0	10/01/1997
971875	MH MOVE-ON	0	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/1055	8/21/2017	FJ	U	I	11	0
GRANTOR: GREEN RICHARD D JR ES						
GRANTEE: FERGUSON CINDA						
1513/0993	7/19/2007	WD	Q	I	01	100
GRANTOR: GREEN WANDA J						
GRANTEE: GREEN WANDA J & RIC						

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	2700	QUONSET LW	0	100	30	28		7.80	7.80	100	2007	2007	3	58	3,800	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2018	2018	3	98	3,430	
3	0351	CARPORT MT	0	100	20	20		10.00	10.00	100	2024	2014		60	2,400	
4	0351	CARPORT MT	0	100	20	20		10.00	10.00	100	2024	2014		60	2,400	
TOTALS															12,030	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W49 S27 E49 N27 \$.	

LAND DESCRIPTION										TOTAL OB/XF										12,030				
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	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000							

IN OR 2142/1055
A/K/A LOT 21
ESMT IN OR 800/1256

FERGUSON CINDA
95323 DOUGLAS RD
FERNANDINA BEACH, FL 32034

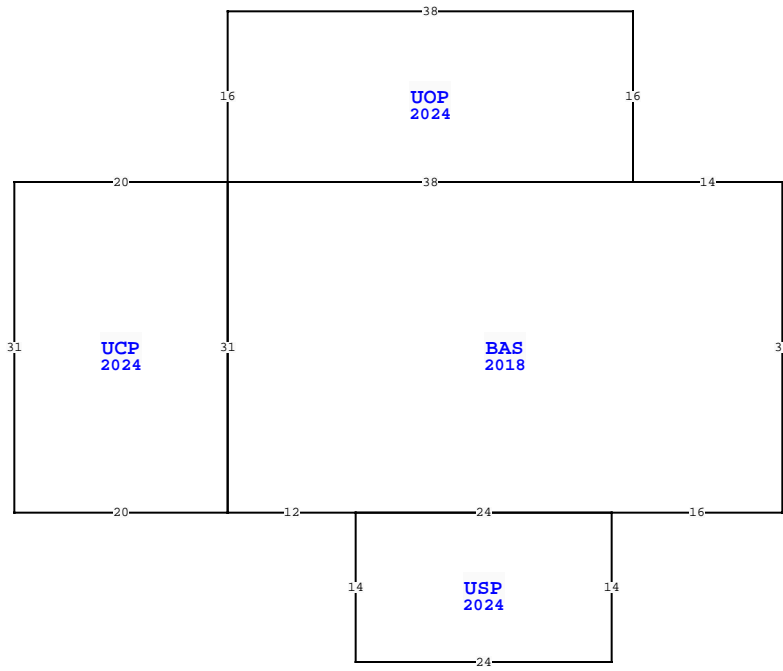
2025

35-2N-28-0000-0001-0240



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Heating Type	04	AIR DUCTED 100			
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Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
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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	1,612	100	2018	1,612	153,292
UCP	620	20	2024	124	11,792
UOP	608	25	2024	152	14,454
USP	336	50	2024	168	15,976
TOTALS	3,176			2,056	195,513

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,056	124.3000	105.66	217,237	2018	2018	0	0	10.00	90.00
2 M/H 94+ - 100% - 2018 Heated Area: 1612 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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BUILDING NOTES											
95323 DOUGLAS RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W14 W38 S31 E12 E24 E16 N31 \$											
UCP=[YR=2024;ORIG=-52,0] W20 S31 E20 N31 \$											
UOP=[YR=2024;ORIG=-14,0] W38 N16 E38 S16 \$											
USP=[YR=2024;ORIG=-16,31] W24 S14 E24 N14 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV