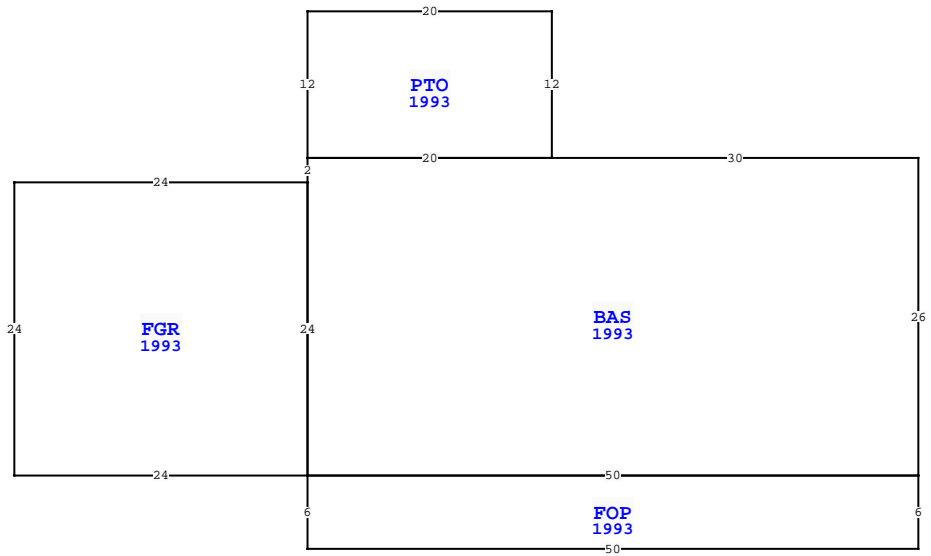


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,719	120.7500	120.75	207,569	1986	1986	0	0	19.00	81.00		
1 SINGLE FAM - 100% - 2017 Heated Area: 1300 HX Base Yr 2017													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
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	1,300	100	1993	1,300	127,150
FGR	576	55	1993	317	31,005
FOP	300	30	1993	90	8,803
PTO	240	5	1993	12	1,174
TOTALS	2,416			1,719	168,131

NASSAU COUNTY PROPERTY PAGE 1 of 1 4			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	168,131		
TOTAL MARKET OB/XF VALUE	7,558		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	325,689		
SOH/AGL Deduction	169,728		
ASSESSED VALUE	155,961		
TOTAL EXEMPTION VALUE	HX HB WX SL 155,961		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	325,689		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,835		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1973/1866	9/14/1992	WD	U	I	21	0
GRANTOR: MOBLEY H J (S)						
GRANTEE: THOMAS WILLIAM DOYL						
0280/0551	9/28/1977	AA	U	V		4,700
GRANTOR: MOBLEY H J & ESTELLE						
GRANTEE: THOMAS WILLIAM D (S)						

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	0204	BARN MTL 1	0	100	50	40		12.00	12.00	100	1981	1981	3	20	4,800	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0350	CARPORT WD	0	100	20	14	SF	13.00	13.00	100	1988	1988	3	20	728	

95525 DOUGLAS RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/09/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W30 PTO=[YR=1993] N12 W20 S12 E20 \$ W20 S2													
FGR=[YR=1993] W24 S24 E24 FOP=[YR=1993] S6 E50 N6 W50 \$ N24 \$ S24 E50 N26 \$ .													

LAND DESCRIPTION														TOTAL OB/XF 7,558										
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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							