

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	01	NONE 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	
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	1,056	100	1993
TOTALS	1,056		27,929

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,056	110.2000	88.16	93,097	1986	1986		0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 1056 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1993 </div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			27,929
TOTAL MARKET OB/XF VALUE			14,504
TOTAL LAND VALUE - MARKET			520,000
TOTAL MARKET VALUE			562,433
SOH/AGL Deduction			349,925
ASSESSED VALUE			212,508
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,508
TOTAL JUST VALUE			562,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
003007	MH MOVE-ON	0	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1409	1/16/2019	SW	U	I	12	70,100
GRANTOR: MANUFACTURERS & TRADE						
GRANTEE: JS JACKSON PROPERTI						
2219/1364	8/27/2018	CT	U	I	18	44,600
GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURERS & TRA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986
2	1243	WD DECK F	0	0	15	24	360.00	SF	8.00	8.00	100	1986
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000
5	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2010

BUILDING NOTES			
85041 PATRICIA CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W44 S24 E44 N24 \$.			

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	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	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	100,000.00	100,000.00	520,000								