LOT 2
IN OR 1831/1636
MH/ID GMHGA208914468

DOUGLAS BARBARA M
940538 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

**2025**

**35-2N-28-1401-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

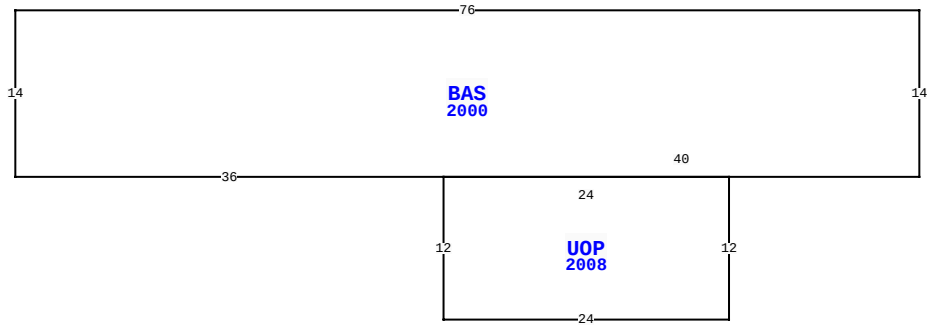
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 4007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,064 | 100 | 2000 | 1,064 | 27,477 |
| UOP | 288 | 25 | 2008 | 72 | 1,859 |
| TOTALS | 1,352 | | | 1,136 | 29,336 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,136 | 107.6000 | 86.08 | 97,787 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr




## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 29,336 |
| TOTAL MARKET OB/XF VALUE | 2,636 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 231,972 |
| SOH/AGL Deduction | 114,192 |
| ASSESSED VALUE | 117,780 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,780 |
| TOTAL JUST VALUE | 231,972 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,375 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1831/1636 | 12/24/2012 | WD | U | I | 11 | 100 |
| GRANTOR: MELHORN CHARLES & KAY | | | | | | |
| GRANTEE: DOUGLAS A B & BARBA | | | | | | |
| 1546/0774 | 1/16/2008 | WD | Q | I | 06 | 100 |
| GRANTOR: DOUGLAS A B & BARBARA | | | | | | |
| GRANTEE: MELHORN CHARLES | | | | | | |

95206 KAREN WALK, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 68 | 2,380 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 256 | |

## BUILDING DIMENSIONS

BAS=[YR=2000] W76 S14 E36 UOP=[YR=2008] S12 E24 N12 W24$
E40 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 2,636

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 200,000 | | | | | | | |

REVIEW DATE 04/09/2019 BY KWA Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS