IN OR 1603/1254
ESMT OR 1122/334
2003 RIVERWOOD DW/MH

SCOTT ELBERT O JR
96002 JASON WAY
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS

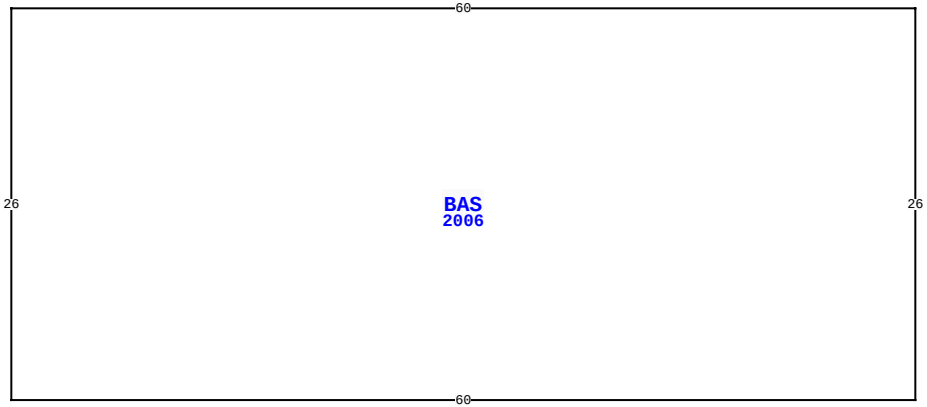
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2006	1,560	85,184
TOTALS	1,560			1,560	85,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.4800	109.21	170,368	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2007 Heated Area: 1560 HX Base Yr 2007



96002 JASON WAY, FERNANDINA BEACH

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

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
3	1242	WD DECK A	0	100	12	16	192.00	SF	5.00	5.00	100	2005	2005	3	22	211	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,184
TOTAL MARKET OB/XF VALUE		4,021
TOTAL LAND VALUE - MARKET		101,150
TOTAL MARKET VALUE		190,355
SOH/AGL Deduction		76,574
ASSESSED VALUE		113,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,059
TOTAL JUST VALUE		190,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU03409	MH MOVE-ON	1	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1603/1254	2/02/2009	WD	U	I	34	55,000
GRANTOR: ALLISON PROPERTIES IN						
GRANTEE: SCOTT ELBERT O JR						
1601/0665	1/20/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ALLISON PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S26 E60 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 4,021

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	100		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	85,000.00	85,000.00	101,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.19 Total Land Value: 101,150 Market: 0 Agricultural: 0 Common: 101,150 PRINTED 07/30/2025 BY SYS