IN OR 315 PG 337

MELTON EDNA MAE L/E/
96137 CALHOUN RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0017-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

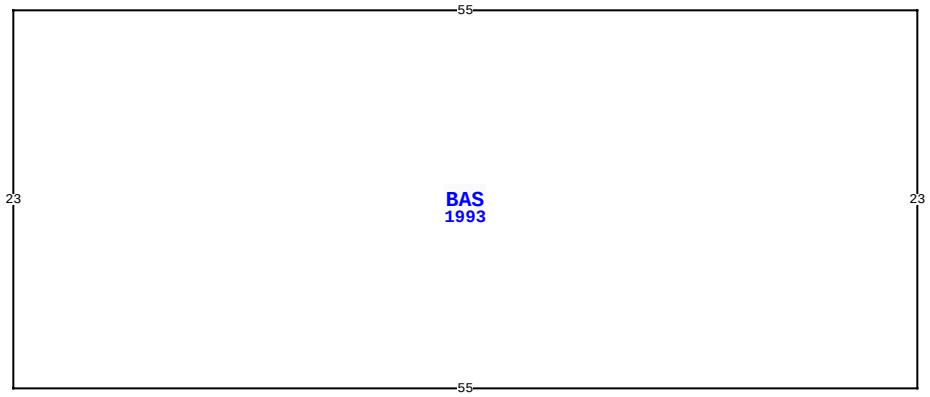
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	33,396
TOTALS	1,265			1,265	33,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,265	110.0000	88.00	111,320	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1992 Heated Area: 1265 HX Base Yr 1992



96137 CALHOUN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		33,396
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		84,396
SOH/AGL Deduction		56,980
ASSESSED VALUE		27,416
TOTAL EXEMPTION VALUE	HX HB WX	27,416
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5665	ADDITION	7,000	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2749/1799	11/07/2024	FJ	U	I	11	0
GRANTOR: MELTON SAMUEL EST						
GRANTEE: MELTON EDNA MAE L/E						
0315/0337	5/01/1980	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S23 E55 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	0.75	AC		1.00	1.00	0.80	85,000.00	68,000.00	51,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.75 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/30/2025 BY SYS