

PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 1452/1101

MELOGY ANDREW DANIEL II
9020 SW 156TH STREET
MIAMI, FL 33157

2025

41-2N-28-0000-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
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	888	100	2017	888	14,053
TOTALS	888			888	14,053

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1243	WD DECK F	0	0	8	12	96.00	SF	8.00
2	0751	UOP	0	0	5	6	30.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	888	65.9400	52.75	46,842	1975	1975	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 888 HX Base Yr													
LITTLEBERRY LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		14,053	
TOTAL MARKET OB/XF VALUE		235	
TOTAL LAND VALUE - MARKET		106,000	
TOTAL MARKET VALUE		120,288	
SOH/AGL Deduction		59,463	
ASSESSED VALUE		60,825	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		60,825	
TOTAL JUST VALUE		120,288	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		92,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7238	MH MOVE-ON	4,000	04/22/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1452/1101	10/13/2006	PR	Q	I	01
GRANTOR: MELOGY MYRTLE MAE EST					
GRANTEE: MELOGY ANDREW DANIE					
0781/0267	12/27/1996	FJ	Q	I	03
GRANTOR: DRESSLER ELIZABETH C					
GRANTEE: MELOGY ANDREW D I &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W39 N14 W12 S14 W9 S12 E60 N12\$.									