PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1933/1958
{2003 KING DW/MH}

VIZCAINO DANIEL
95567 TYSON RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

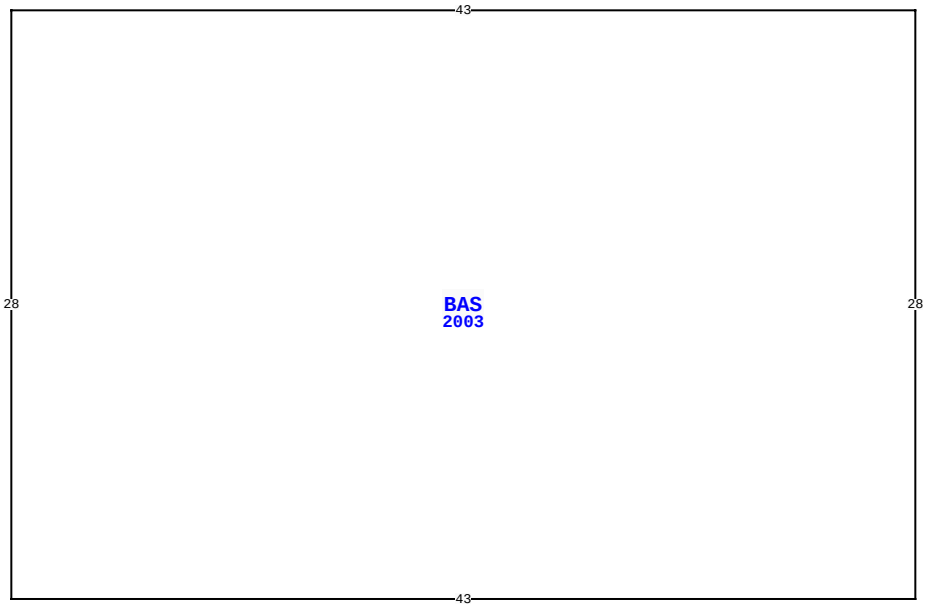
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	2003	1,204	60,995
TOTALS	1,204			1,204	60,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	119.2000	101.32	121,989	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2023 Heated Area: 1204 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,994
TOTAL MARKET OB/XF VALUE		6,897
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		157,891
SOH/AGL Deduction		23,487
ASSESSED VALUE		134,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,682
TOTAL JUST VALUE		157,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU03416	MH MOVE-ON	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1958	7/25/2014	SW	U	I	12	35,900
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: VIZCAINO DANIEL						
1919/0224	5/27/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

95567 TYSON RD, 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	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2014	2014	3	60	900	
2	0351	CARPORT MT	0	100	22	25	550.00	SF	4.50	4.50	100	2014	2014	3	60	1,485	
3	0812	CONCRETE C	0	100	30	40	1,200.00	SF	4.00	4.00	100	2014	2014	3	94	4,512	

BUILDING DIMENSIONS

BAS=[YR=2003] W43 S28 E43 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,897

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	1.00	AC		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS