



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		2 100			
Frame		WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality		03	Quality Level 03		
DOR CODE		0200 MOBILE HOME			
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4006.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2008	1,440	37,601
TOTALS	1,440			1,440	37,601

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	108.8000	87.04	125,338	1974	1974	0	0	0	70.00	30.00
3 M/H 93- - 0% - 0												
Heated Area: 1440												
HX Base Yr												
60 24 24 60 BAS 2008												

BLD DATE		LGL DATE	05/09/2025	MLD
----------	--	----------	------------	-----

[illegible]



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	30	VINYL 100	0800	02	1,512	116.8000	99.28	150,111	2000	2000	0	0	0	56.00	44.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	5 M/H 94+ - 0% - 0														Heated Area: 1512												HX Base Yr												
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2008																																						
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		N/A 100																																							
Stories	0	0 100																																							
Units		0 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0200 MOBILE HOME																																						
MAP NUM			MKT AREA													04																									
NEIGHBORHOOD/LOC			4006.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,512	100	2008	1,512	66,049																																				
TOTALS			1,512			1,512	66,049																																		
EXTRA FEATURES						95026 KENDALLS WAY, FERNANDINA BEACH																																			
L N	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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/09/2025 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
REVIEW DATE 04/15/2019 BY KW Total Acres: 3.30 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS																																									