PT OF TRACT A
IN OR 2714/503
ALLIGATOR CREEK ADDITION TO

BOATRIGHT RONALD E & JULIA A/JONES WILLIAM T
95083 STINGRAY LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5120-000A-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	04	Quality Level 04

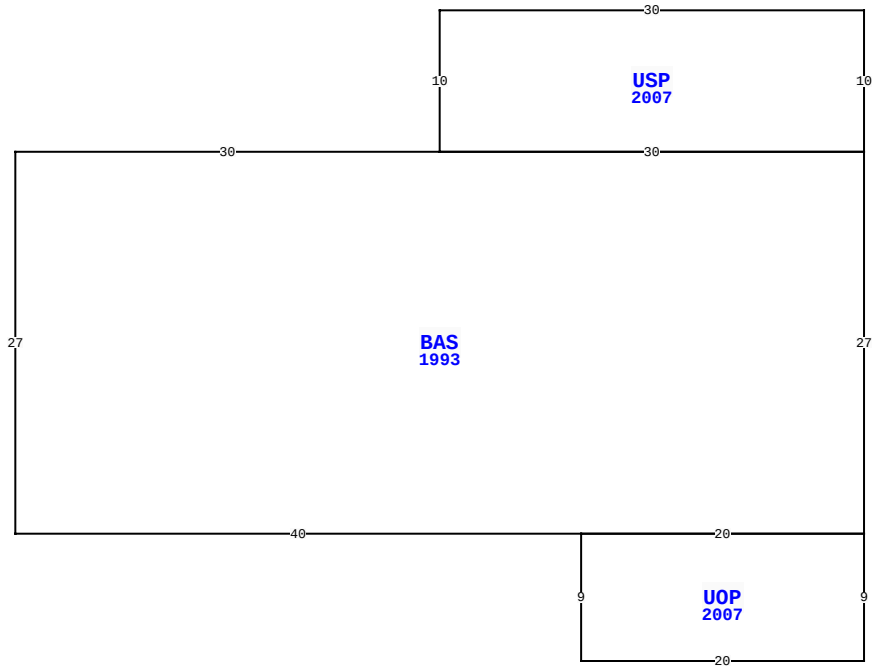
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	35,241
UOP	180	25	2007	45	979
USP	300	50	2007	150	3,263
TOTALS	2,100			1,815	39,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0820	02	1,815	135.9600	108.77	197,418	1993	1993	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



95083 STINGRAY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,243
TOTAL MARKET OB/XF VALUE	402
TOTAL LAND VALUE - MARKET	552,000
TOTAL MARKET VALUE	615,645
SOH/AGL Deduction	305,809
ASSESSED VALUE	309,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,836
TOTAL JUST VALUE	615,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981346	REPAIR/RRF	6,000	10/01/1998
0221	MH MOVE-ON	40,000	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/503	5/14/2024	QC	U	I	11	100
GRANTOR: BOATRIGHT RONALD E &						
GRANTEE: BOATRIGHT RONALD E						
2488/0283	8/13/2021	WD	Q	I	01	250,000
GRANTOR: MANCIL LARRY E & JUDI						
GRANTEE: BOATRIGHT RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W30 S10 BAS=[YR=1993] W30 S27 E40 UOP=[YR=2007] S9 E20 N9 W20$ E20 N27 W30$ E30 N10$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1991	1991	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 402

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	000132	C	RES RIVER	0		OR	0.00	0.00	230.00	FF		1.00	1.00	0.30	8,000.00	2,400.00	552,000							

REVIEW DATE 09/06/2022 BY DJ Total Acres: 0.00 Total Land Value: 552,000 Market: 0 Agricultural: 0 Common: 552,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

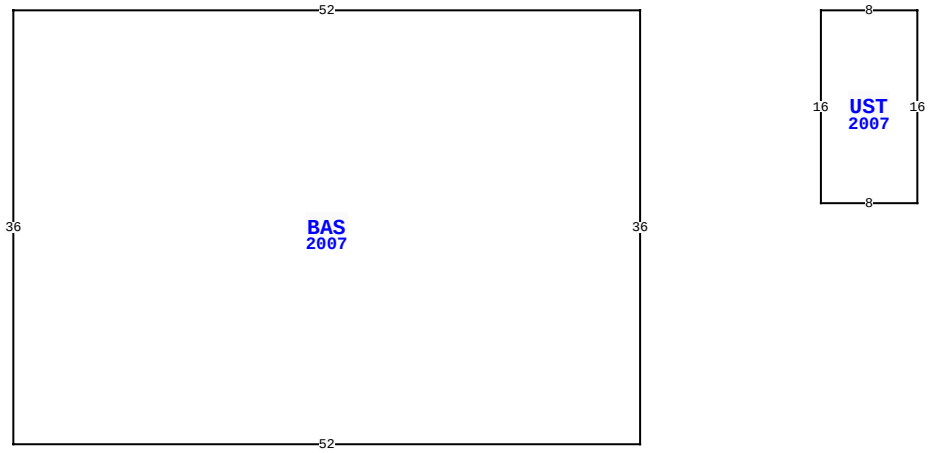
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2007	1,872	23,045
UST	128	45	2007	58	714
TOTALS	2,000			1,930	23,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,930	52.8220	19.54	37,712	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 0% - 0 Heated Area: 1872 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2488/0283	8/13/2021	WD	Q	I	01	250,000
GRANTOR: MANCIL LARRY E & JUDI						
GRANTEE: BOATRIGHT RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S36 E52 N36$ PTR= E15 UST=[YR=2007] E8 S16 W8 N16$ W15 $.

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

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