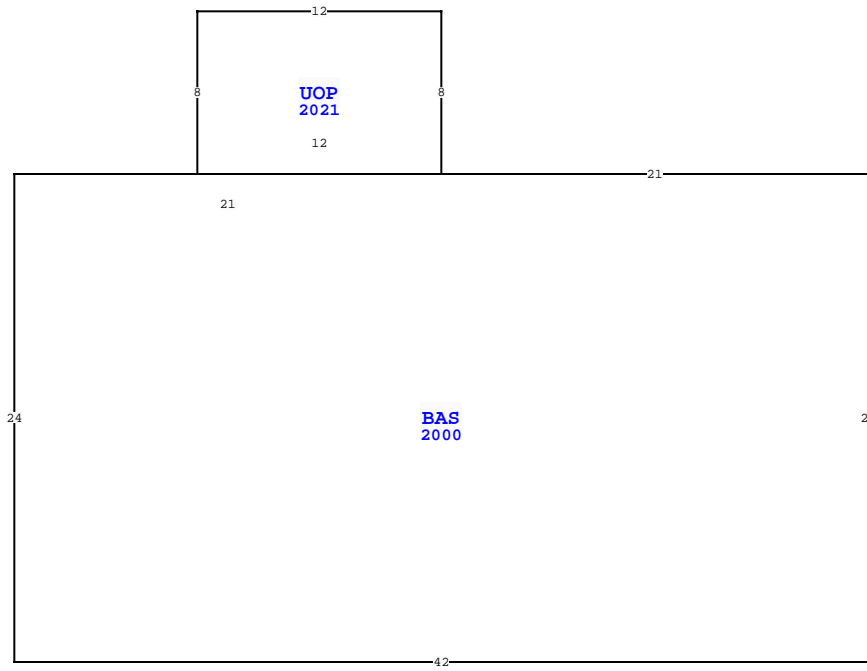


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	02	MIN PLYWD 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	2000
UOP	96	25	2021
TOTALS	1,104		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,032	104.0000	88.40	91,229	2000	2000	0	0	30	56.00	20.00
1 M/H 94+ - 100% - 2022 Heated Area: 1008 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			18,246
TOTAL MARKET OB/XF VALUE			3,024
TOTAL LAND VALUE - MARKET			720,000
TOTAL MARKET VALUE			741,270
SOH/AGL Deduction			382,909
ASSESSED VALUE			358,361
TOTAL EXEMPTION VALUE	HX HB DX SX	105,722	
BASE TAXABLE VALUE			252,639
TOTAL JUST VALUE			741,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03305	MH MOVE-ON	0	11/01/2000
4544	CHNGE SRVC	1,000	03/22/1993
8359	CHNGE SRVC	0	08/12/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/0097	10/15/2021	SW	U	I	11	100
GRANTOR: WHALEN WILLIS R						
GRANTEE: WALEN DARLENE J						
1479/0703	2/20/2007	WD	U	I	18	60,000
GRANTOR: VANIER GLORIA F						
GRANTEE: VANIER GLORIA F L/E						

EXTRA FEATURES																
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
1	0303	FLT DOCK W	0	100	30	8		26.00	26.00	100	1986	1986	3	20	1,248	
2	0940	SHEDS/PORT	0	100	14	24	SF	15.00	15.00	100	1987	1987	3	20	1,008	
3	0317	DCK PLNG W	0	100	0	0	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
4	0310	AL GANG WY	0	100	0	0	LF	115.00	115.00	100	2000	2000	3	20	368	

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

BUILDING NOTES	
94218 WINTERBERRY AVE, FERNANDINA BEACH	

LAND DESCRIPTION																	TOTAL OB/XF							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RM	0.00	0.00	180.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	720,000							