

TRACT 17
IN OR 649/641
2004 REGE DWMH

HOOK STEPHEN T & TAMMY L
94205 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0017-0000

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 Floor	13	LVT/LAMMT 60	
Interior Floor	08	SHT VINYL 40	
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	
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	1,782	100	2007
UOP	220	25	2007
UOP	100	25	2024
TOTALS	2,102		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1992							
Heated Area: 1782					HX Base Yr 1992						
TOTALS		2,102		1,862	94,810						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			94,810
TOTAL MARKET OB/XF VALUE			9,948
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			184,758
SOH/AGL Deduction			102,879
ASSESSED VALUE			81,879
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			31,157
TOTAL JUST VALUE			184,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12757	MECH OTHER	0	03/01/2007
C4913	CO ISSUED	0	01/01/2007
MH074913	MH MOVE-ON	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0641	2/19/1992	WD	U	I	07	100
GRANTOR: MERROW ROGER & F						
GRANTEE: HOOK STEPHEN & T						
0617/1144	1/25/1991	WD	Q	I		39,000
GRANTOR: MERROW ROGER & F H						
GRANTEE: HOOK STEPHEN & TAMM						

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	0510	GARAGE WD-	0	100	26	30		26.25	26.25	100	1985	1985	3	20	4,095	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0351	CARPORT MT	0	100	26	12		10.00	10.00	100	2024	2021		90	2,808	
TOTAL OB/XF 9,948																

BUILDING NOTES											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2007;ORIG=0,0] W42 W10 W14 S27 E28 E38 N27 \$ UOP=[YR=2007;ORIG=-38,27] S11 E20 N11 W20 \$ UOP=[YR=2024;ORIG=-42,0] W10 N10 E10 S10 \$											

LAND DESCRIPTION												TOTAL OB/XF 9,948												
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	000100	C	RES	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							