

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 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	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,088	100	2000
TOTALS	1,088		1,088
			25,642

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,088	98.2000	78.56	85,473	1988	1988	0	0	70.00	30.00	
2 M/H 93- - 0% - 0												
Heated Area: 1088												
HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/08/2025	MLU	
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			25,642
TOTAL MARKET OB/XF VALUE			7,751
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			113,393
SOH/AGL Deduction			56,088
ASSESSED VALUE			57,305
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,305
TOTAL JUST VALUE			113,393
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018004	CHNGE SRVC	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1550	4/21/2016	WD Q	Q	I	01	35,000
GRANTOR: MATHIS JOAN E & ALBER						
GRANTEE: STEWART SAMUEL & RE						
1264/1279	10/08/2004	WD Q	Q	I	01	100
GRANTOR: PYLAND ROBERT E						
GRANTEE: MATHIS JOAN E & ALB						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	24	20	480.00	SF	26.25	26.25	100	1982
2	0680	POLE SHED	0	0	18	8	144.00	SF	10.00	10.00	100	1994
3	0680	POLE SHED	0	0	24	8	192.00	SF	10.00	10.00	100	1994
4	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	1994
5	0811	CONCRETE B	0	0	0	0	1,494.00	SF	3.90	3.90	100	1996
TOTALS												
94219 WINTERBERRY AVE, FERNANDINA BEACH												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W76 S3 D2 L2 S4 D2 R2 S3 E76 N3 U2 R2 N4 U2 L2 N3 \$.	

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	000100	C	RES	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							