TRACT 39
IN OR 2522/999
R621646 & R621647

KRAMER MANDY & DARELL
94184 WINTERBERRY AVENUE
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-525A-0039-0000**

## BUILDING CHARACTERISTICS

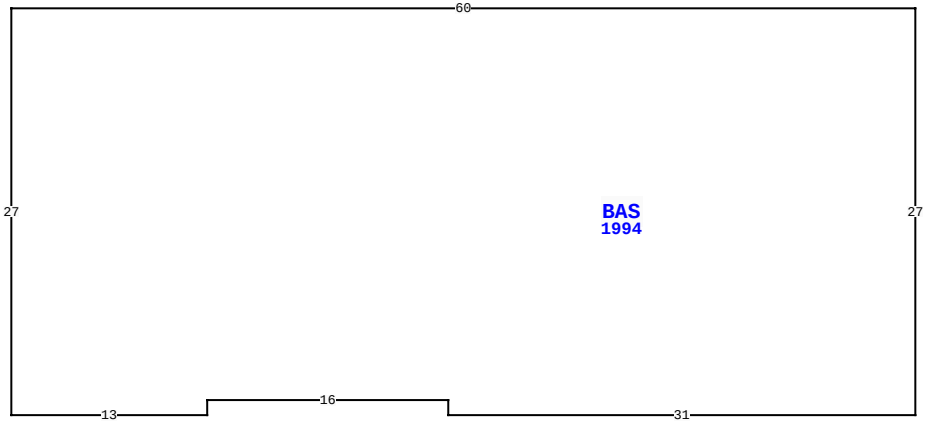
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 4003.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,604 | 100 | 1994 | 1,604 | 52,460 |
| TOTALS | 1,604 | | | 1,604 | 52,460 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,604 | 128.2600 | 109.02 | 174,868 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1604 HX Base Yr 2022




94184 WINTERBERRY AVE, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 52,460 |
| TOTAL MARKET OB/XF VALUE | | 22,239 |
| TOTAL LAND VALUE - MARKET | | 320,000 |
| TOTAL MARKET VALUE | | 394,699 |
| SOH/AGL Deduction | | 94,792 |
| ASSESSED VALUE | | 299,907 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 249,185 |
| TOTAL JUST VALUE | | 394,699 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 327,456 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-1043 | MH MOVE-ON | 41,360 | 07/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2522/0999 | 12/07/2021 | WD | Q | I | 02 | 342,000 |
| GRANTOR: ADAMS CHARLES & ANGEL | | | | | | |
| GRANTEE: KRAMER MANDY & DARE | | | | | | |
| 0793/0730 | 5/14/1997 | WD | Q | I | | 109,000 |
| GRANTOR: RUSSELL LINWOOD & SHE | | | | | | |
| GRANTEE: ADAMS CHARLES & ANG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E13 N1 E16 S1 E31 N27$.

## 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 | 100 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 1994 | 1994 | 3 | 20 | 1,440 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 200 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 10 | 12 | 188.00 | SF | 11.75 | 11.75 | 100 | 1994 | 1994 | 3 | 40 | 884 | |
| 4 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 188.00 | SF | 11.75 | 11.75 | 100 | 1994 | 1994 | 3 | 40 | 884 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 74 | 2,590 | |
| 6 | 0820 | WOOD WALK | 0 | 100 | 6 | 8 | 48.00 | SF | 11.75 | 11.75 | 100 | 1998 | 1998 | 3 | 40 | 226 | |
| 7 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 566.00 | SF | 40.00 | 40.00 | 100 | 1998 | 1998 | 3 | 25 | 5,660 | |
| 8 | 0754 | FOP | 0 | 100 | 12 | 35 | 420.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 20 | 1,260 | |
| 9 | 0752 | USP | 0 | 100 | 14 | 20 | 280.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 25 | 1,050 | |
| 10 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1998 | 1998 | 3 | 20 | 300 | |

TOTAL OB/XF 14,494

## LAND DESCRIPTION

| 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 | 000131 | C | RES CREEK | 100 | | RM | 0.00 | 0.00 | 80.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 320,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 07/30/2025 BY SYS

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**2025**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

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| | | | | | | | | | | | | |

| | | | |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 — 4

### VALUATION SUMMARY

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| GRANTOR: RUSSELL LINWOOD & SHE | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 1998 | 1998 | 3 | 20 | 500 | |
| 12 | 0350 | CARPORT WD | 0 | 100 | 12 | 22 | 264.00 | SF | 13.00 | 13.00 | 100 | 1998 | 1998 | 3 | 20 | 686 | |
| 13 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 6.00 | UT | 1,000.00 | 1,000.00 | 100 | 1998 | 1998 | 3 | 20 | 1,200 | |
| 14 | 0351 | CARPORT MT | 0 | 100 | 26 | 20 | 520.00 | SF | 8.50 | 8.50 | 100 | 2002 | 2002 | 3 | 20 | 884 | |
| 15 | 0350 | CARPORT WD | 0 | 100 | 17 | 10 | 170.00 | SF | 13.00 | 13.00 | 100 | 2002 | 2002 | 3 | 20 | 442 | |
| 16 | 0754 | FOP | 0 | 100 | 21 | 8 | 168.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 504 | |
| 17 | 0811 | CONCRETE B | 0 | 100 | 68 | 10 | 680.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 2,829 | |
| 18 | 0092 | AUTO GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 20 | 700 | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

**TOTAL OB/XF** 7,745

## LAND DESCRIPTION

| 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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REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 07/30/2025 BY SYS