

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 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	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
BAS	1,819	100	1996
DCK	294	15	1996
TOTALS	2,113		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,863	128.9200	109.58	204,148	1996	1996		0	70.00	30.00
1 M/H 94+ - 100% - 2014 Heated Area: 1819 HX Base Yr 2014											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,819	100	1996	1,819	59,798						
DCK	294	15	1996	44	1,447						
TOTALS	2,113			1,863	61,244						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,244
TOTAL MARKET OB/XF VALUE			3,015
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			144,259
SOH/AGL Deduction			81,982
ASSESSED VALUE			62,277
TOTAL EXEMPTION VALUE	HX HB		37,277
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,259
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961405	MH MOVE-ON	0	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1159	11/03/2021	WD	U	V	11	100
GRANTOR: DURBANO JOHN E						
GRANTEE: DURBANO JOHN E & RE						
1384/1673	1/20/2006	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DURBANO JOHN E						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996
2	1242	WD DECK A	0	100	8	160.00	SF	10.00	10.00	100	2000

BUILDING NOTES			
94114 WINTERBERRY AVE, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1996] W16 N14 W20 DCK=[YR=1996] W21 S14 E21 N14\$ S14 W21 S27 E57 N27\$.			

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							