BLOCK 1 LOT 8
SPRING HILL SUB PB 5/32

WILLIAMS CAROLL ANN
95564 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0080

BUILDING CHARACTERISTICS

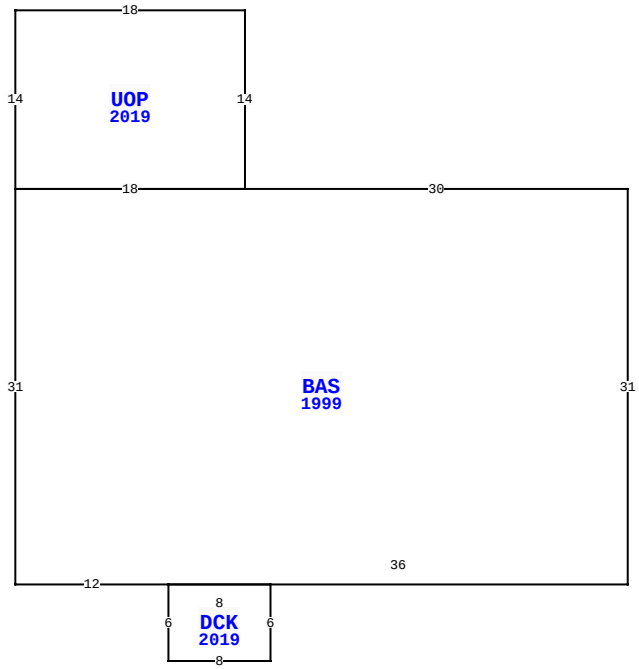
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1999	1,488	96,053
DCK	48	15	2019	7	452
UOP	252	25	2019	63	4,067
TOTALS	1,788			1,558	100,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,558	140.6400	119.54	186,243	1999	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 1488 HX Base Yr 2020



95564 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,691
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,691
SOH/AGL Deduction		87,516
ASSESSED VALUE		124,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,453
TOTAL JUST VALUE		211,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001814	GARAGE	39,888	02/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1533	9/25/2019	WD	Q	I	01	132,000
GRANTOR: DUHAN JEFFREY P & FEL						
GRANTEE: WILLIAMS CAROLL ANN						
1992/1200	7/17/2015	WD	Q	I	02	72,500
GRANTOR: COSME GERARDA						
GRANTEE: DUHAN JEFFREY P & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 UOP=[YR=2019] N14 W18 S14 E18$ W18 S31 E12
DCK=[YR=2019] S6 E8 N6 W8$ E36 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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SPRING HILL SUB PB 5/32

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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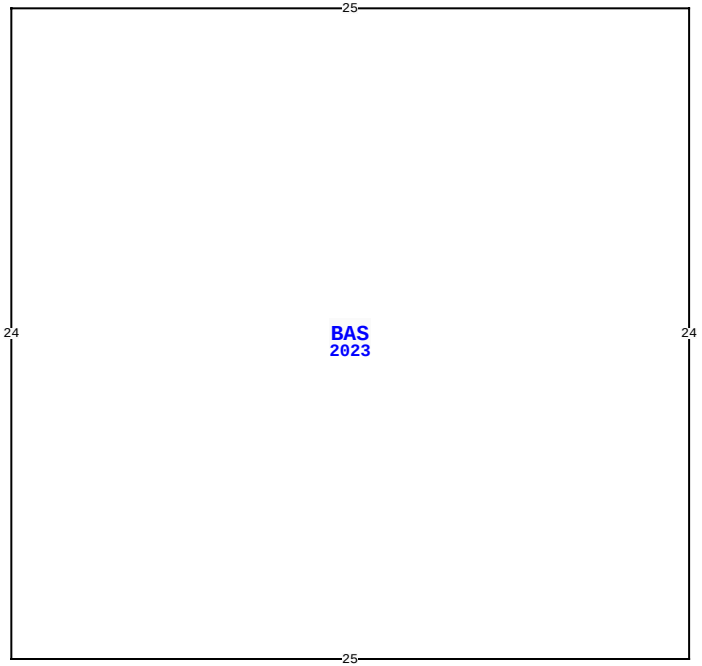
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2023	600	11,120
TOTALS	600			600	11,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	50.6000	18.72	11,232	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2020



95564 DOUGLAS RD, FERNANDINA BEACH

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GRANTOR: COSME GERARDA						
GRANTEE: DUHAN JEFFREY P & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W25 S24 E25 N24 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS