BLOCK 1 LOT 11
IN OR 2112/526
SPRING HILL SUB PB 5/32

ATKINSON CAROLYN E L/E/
95476 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

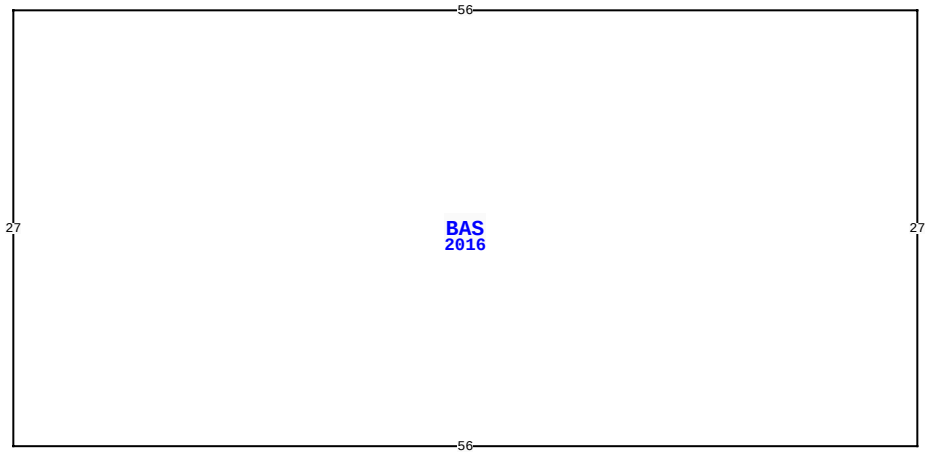
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2016	1,512	139,393
TOTALS	1,512			1,512	139,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	127.6000	108.46	163,992	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1512 HX Base Yr 2018



95476 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,393
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		239,393
SOH/AGL Deduction		119,782
ASSESSED VALUE		119,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,889
TOTAL JUST VALUE		239,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165774	CO ISSUED	0	12/30/2016
MH165774	MH MOVE-ON	0	08/01/2016
94-562	MH MOVE-ON	28,590	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/0526	1/22/2017	QC	U	I	11	100
GRANTOR: ATKINSON CAROLYN E						
GRANTEE: SHERAZEE LAURIE & H						
2056/1069	6/16/2016	WD	U	I	12	25,000
GRANTOR: BCAT 2015-13ATT						
GRANTEE: ATKINSON CAROLYN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E56 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

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
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS