

BLOCK 1 LOT 12 IN OR 1386/813
2000 FTWD DW/MH
SPRING HILL SUB PB 5/32

PHILLIPS DAVID W & PAMELA
95442 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0120



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,052	100	2000	2,052	98,938
TOTALS	2,052			2,052	98,938

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	14	8	112.00	SF	10.00
2	1242	WD DECK A	0	0	16	16	256.00	SF	10.00
3	1242	WD DECK A	0	0	0	0	204.00	SF	10.00
4	1242	WD DECK A	0	0	10	10	100.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,052	128.9200	109.58	224,858	2000	2000		0	0	56.00	44.00	
1 M/H 94+ - 0% - 2023 Heated Area: 2052 HX Base Yr													
27 BAS2000 27													
-76													

95442 DOUGLAS RD, FERNANDINA BEACH													
BLD DATE								LGL DATE					
XF DATE								LAND DATE					
INC DATE								AG DATE					
										05/09/2025		MLU	

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
1	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2000	2000	3	20	224	
2	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	
3	1242	WD DECK A	0	0	0	0	204.00	SF	10.00	10.00	100	2010	2010	3	40	816	
4	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2005	2005	3	22	220	

TOTAL OB/XF													1,772	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1			

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 4							Tax Dist:						
BUILDING MARKET VALUE							98,938						
TOTAL MARKET OB/XF VALUE							1,772						
TOTAL LAND VALUE - MARKET							100,000						
TOTAL MARKET VALUE							200,710						
SOH/AGL Deduction							4,732						
ASSESSED VALUE							195,978						
TOTAL EXEMPTION VALUE							0						
BASE TAXABLE VALUE							195,978						
TOTAL JUST VALUE							200,710						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							178,162						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03283	MH MOVE-ON	0	10/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1386/0813	2/02/2006	WD	Q	I		130,900	
GRANTOR:T S FUNDING INC							
GRANTEE:PHILLIPS DAVID W &							
1339/0315	8/04/2005	WD	Q	I	05	50,000	
GRANTOR:GREEN TREE SERVICING							
GRANTEE:T S FUNDING INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W76 S27 E76 N27 \$.									