BLOCK 1 LOT 17
2008 MOME OF MERIT DW/MH
IN OR 1581/746

WILLIAMS DANIEL R & MELISSA/YETMAN LYNN C
95294 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0170

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

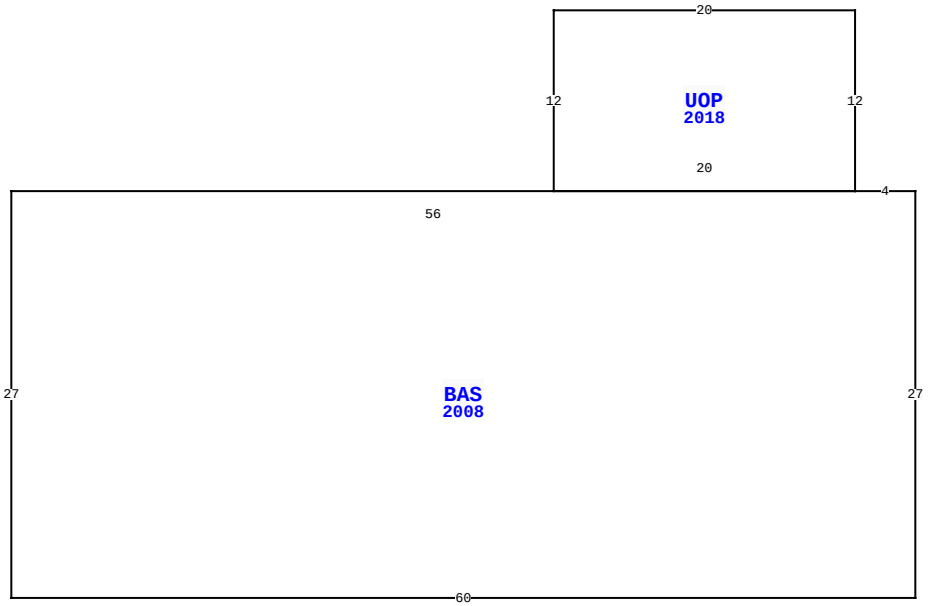
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2008	1,620	96,830
UOP	240	25	2018	60	3,586
TOTALS	1,860			1,680	100,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	99.62	167,362	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr 2001



95294 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,627
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		209,627
SOH/AGL Deduction		107,602
ASSESSED VALUE		102,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,303
TOTAL JUST VALUE		209,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5094	CO ISSUED	0	07/01/2008
MH5094	MH MOVE-ON	0	07/01/2008
E21002	ELEC OTHER	0	07/01/2008
M13967	MECH OTHER	0	07/01/2008
P13334	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1581/0746	8/15/2008	WD	Q	I	01	10,000
GRANTOR: WILLIAMS DANIEL & MEL						
GRANTEE: WILLIAMS DANIEL R E						
0969/0501	2/02/2001	WD	U	I	07	100
GRANTOR: DEFEE JOHN DANIEL JR						
GRANTEE: WILLIAMS DANIEL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 UOP=[YR=2018] N12 W20 S12 E20$ W56 S27 E60 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 04/15/2019 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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2008 MOME OF MERIT DW/MH
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FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

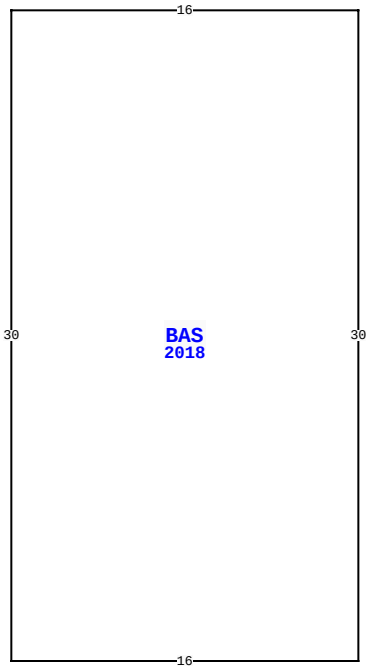
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2018	480	9,210
TOTALS	480			480	9,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	23.40	11,232	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2001 Heated Area: 480 HX Base Yr 2001



95294 DOUGLAS RD, FERNANDINA BEACH

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GRANTOR: WILLIAMS DANIEL & MEL						
GRANTEE: WILLIAMS DANIEL R E						
0969/0501	2/02/2001	WD	U	I	07	100
GRANTOR: DEFEE JOHN DANIEL JR						
GRANTEE: WILLIAMS DANIEL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S30 E16 N30$.

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

REVIEW DATE 04/15/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS