BLOCK 1 LOT 34
IN OR 1992/141
R673399 & R673400

FORTENBERRY MASON H
95205 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

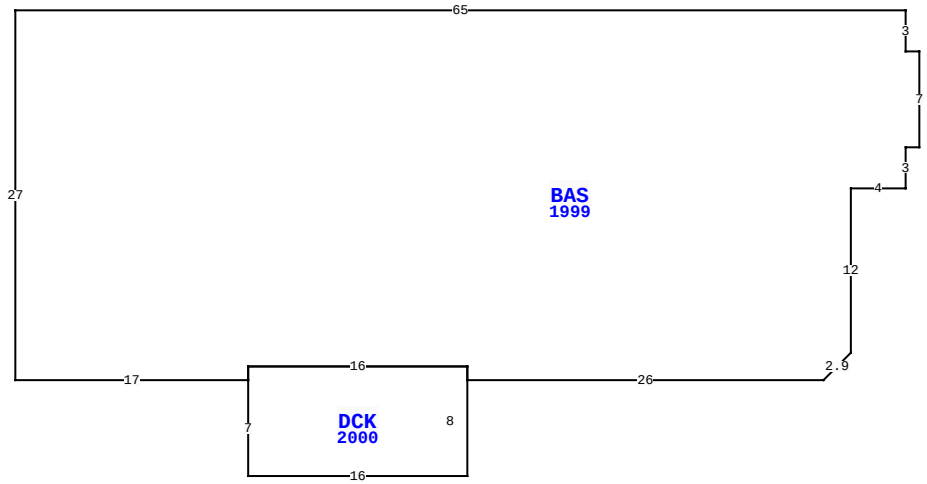
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,688	100	1999	1,688	86,919
DCK	128	15	2000	19	978
TOTALS	1,816			1,707	87,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,707	144.2400	122.60	209,278	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2018 Heated Area: 1688 HX Base Yr 2018



95205 CLEARWATER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,897
TOTAL MARKET OB/XF VALUE		5,234
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		193,131
SOH/AGL Deduction		102,275
ASSESSED VALUE		90,856
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,134
TOTAL JUST VALUE		193,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006020	NEW RES AC	33,100	06/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/0141	7/17/2015	WD	Q	I	01	75,000
GRANTOR: MICHAEL CLAYTON & MAR						
GRANTEE: FORTENBERRY MASON H						
0869/1133	2/26/1999	WD	Q	I	06	100
GRANTOR: VICKERY BENTON A						
GRANTEE: MICHAEL CLAYTON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W65 S27 E17 DCK=[YR=2000] S7 E16 N8 W16 S1$ N1 E16 S1 E26 R2 U2 N12 E4 N3 E1 N7 W1 N3$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	6	2	12.00	SF	6.50	6.50	100	1999	1999	3	75	59	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2015	2015	3	65	2,340	

LAND DESCRIPTION

TOTAL OB/XF 5,234

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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS