BLOCK 1 LOT 42
OR 1246/921 & CASE #06-DR-1026
1995 MERIT DW/MH

CONWELL JOHN E
95431 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0420

BUILDING CHARACTERISTICS

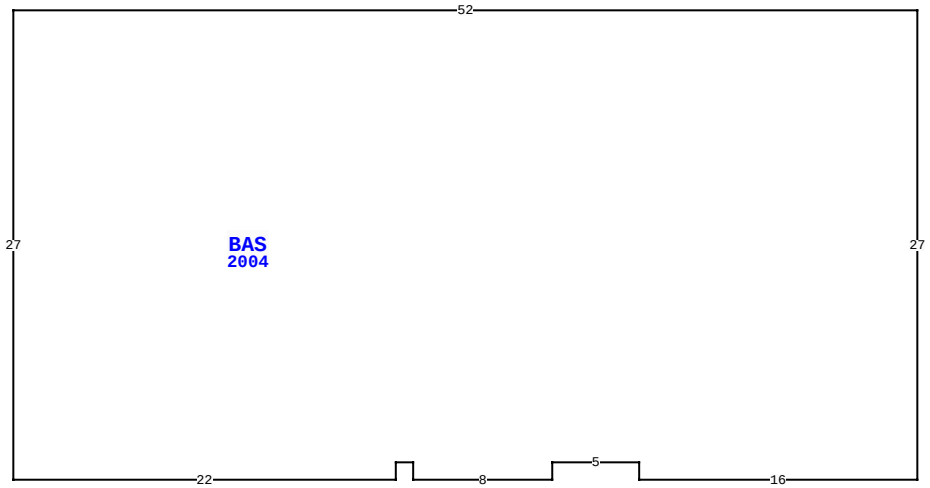
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,398	100	2004	1,398	50,135
TOTALS	1,398			1,398	50,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,398	140.6400	119.54	167,117	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2007 Heated Area: 1398 HX Base Yr 2007



95431 CLEARWATER 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		50,135
TOTAL MARKET OB/XF VALUE		29,381
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		179,516
SOH/AGL Deduction		99,657
ASSESSED VALUE		79,859
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,137
TOTAL JUST VALUE		179,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4424	CO ISSUED	0	05/24/2004
MH4424	MH MOVE-ON	0	05/24/2004
6930	MH MOVE-ON	5,000	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/0921	7/19/2004	WD	Q	I	01	100
GRANTOR: CONWELL JOHN E						
GRANTEE: CONWELL JOHN E & VI						
1082/0751	9/23/2002	QC	Q	I	01	100
GRANTOR: CONWELL MARY						
GRANTEE: CONWELL JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S27 E22 N1 E1 S1 E8 N1 E5 S1 E16 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
1	1242	WD DECK A	0	100	7	7	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	
2	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
3	2700	QUONSET LW	0	100	36	25	900.00	SF	12.00	12.00	100	2008	2008	3	60	6,480	
4	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2012	2012	3	50	1,200	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
6	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2012	2012	3	50	840	
7	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2012	2012	3	92	2,583	
8	0510	GARAGE WD-	0	100	30	18	540.00	SF	35.00	35.00	100	2012	2012	3	64	12,096	
9	0680	POLE SHED	0	100	38	12	456.00	SF	10.00	10.00	100	2012	2012	3	64	2,918	

LAND DESCRIPTION

TOTAL OB/XF 29,381

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