BLOCK 1 LOT 44
SPRING HILL SUB PB 5/32

PILKINGTON DAVID N & CHERYL R
95497 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0440

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

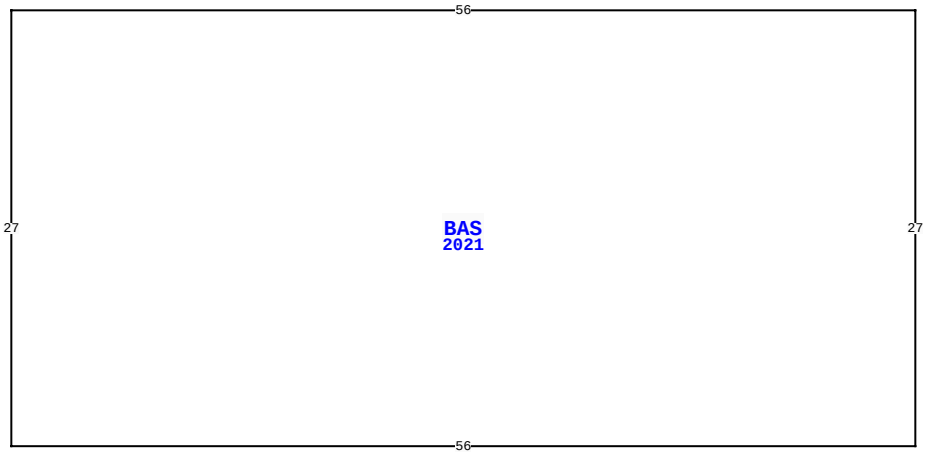
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2021	1,512	145,608
TOTALS	1,512			1,512	145,608

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	116.8000	99.28	150,111	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1512 HX Base Yr 2023



95497 CLEARWATER 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		145,608
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		245,608
SOH/AGL Deduction		25,806
ASSESSED VALUE		219,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,080
TOTAL JUST VALUE		245,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH217195	CO ISSUED	0	12/20/2021
MH217195	MH MOVE-ON	2,500	06/03/2021
B2106071	DEMOLITION	2,500	05/12/2021
94-720	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1272	1/07/2022	WD	Q	I	01	225,000
GRANTOR: CLEARWATER FAMILY TRU						
GRANTEE: PILKINGTON DAVID NE						
2436/1688	2/12/2021	WD	Q	I	01	74,500
GRANTOR: SHARPE ZACHARY S						
GRANTEE: CLEARWATER FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] 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 12/30/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS