

BLOCK 1 LOT 46
IN OR 972/1919
SPRING HILL SUB PB 5/32

OEHLER BETTY JOEANN EST
95571 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550A-0001-0460



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	798	100	1993	798	11,364
TOTALS	798			798	11,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	31	24	744.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0820	02	798	89.0000	71.20	56,818	1984	1984	0	0	20	70.00	20.00
1 M/H 93- - 0% - 2023 Heated Area: 798 HX Base Yr												
BAS 1993												
95541 CLEARWATER RD, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU												

TOTAL OB/XF 4,997												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	31	24	744.00	SF	5.20	5.20	100	2004
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2008

TOTAL OB/XF 4,997												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	31	24	744.00	SF	5.20	5.20	100	2004
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	11,364		
TOTAL MARKET OB/XF VALUE	4,997		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	116,361		
SOH/AGL Deduction	6,131		
ASSESSED VALUE	110,230		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	110,230		
TOTAL JUST VALUE	116,361		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	100,209		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21635	PRE-FAB SHED	3,890	07/01/2008
P10930	OTHER	0	04/01/2006
MH4760	MH MOVE-ON	0	01/01/2006
971977	MH MOVE-ON	0	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/1388	12/05/2022	FJ	U	I	11	0	
GRANTOR: OEHLER ROBERT EUGENE							
GRANTEE: OEHLER BETTY JOEANN							
0972/1919	3/01/2001	QC	U	I	07	100	
GRANTOR: OEHLER ROBERT E SR &							
GRANTEE: OEHLER ROBERT E SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W57 S14 E57 N14\$.											