BLOCK 2 LOT 22 (EX S100 FT)
IN OR 676/1789
R672519 & R672520

CAIN PRESTON L & GWYNN MOORE
95062 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-550A-0002-0220**

## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

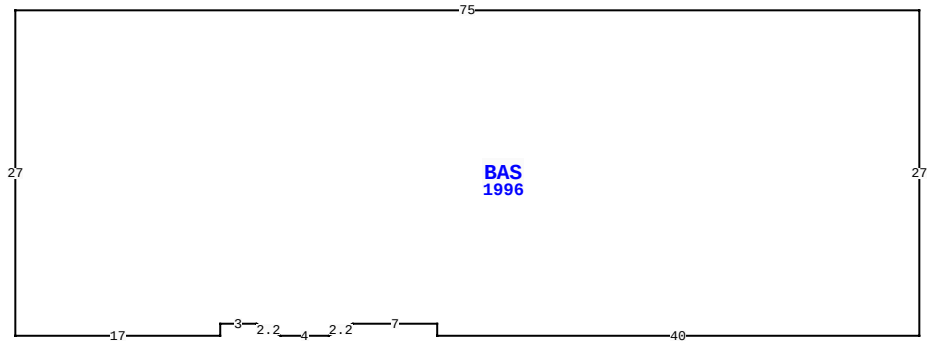
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,013 | 100 | 1996 | 2,013 | 72,190 |
| TOTALS | 2,013 | | | 2,013 | 72,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,013 | 140.6400 | 119.54 | 240,634 | 1996 | 1996 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 1994 Heated Area: 2013 HX Base Yr 1994




95062 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 | | 72,190 |
| TOTAL MARKET OB/XF VALUE | | 4,965 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 177,155 |
| SOH/AGL Deduction | | 103,981 |
| ASSESSED VALUE | | 73,174 |
| TOTAL EXEMPTION VALUE | HX HB VX | 53,174 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 177,155 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,281 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 961480 | MH MOVE-ON | 0 | 09/01/1996 |
| 94-01044 | XFOB | 3,600 | 05/01/1994 |
| MH93-007 | MH MOVE-ON | 10,000 | 04/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0676/1789 | 3/11/1993 | WD | Q | V | | 15,000 |
| GRANTOR: WILLIAMS LILLIE MAE | | | | | | |
| GRANTEE: CAIN PRESTON & GWYN | | | | | | |
| 0527/0177 | 9/23/1987 | WD | Q | I | | 8,000 |
| GRANTOR: SHEFFIELD WANDA D | | | | | | |
| GRANTEE: WILLIAMS LILLIE MAE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W75 S27 E17 N1 E3 D1 R2 E4 U1 R2 E7 S1 E40 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 | 0510 | GARAGE WD- | 0 | 100 | 30 | 30 | 900.00 | SF | 26.25 | 26.25 | 100 | 1994 | 1994 | 3 | 20 | 4,725 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 240 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,965

| 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