BLOCK 2 LOT 1
SOUTHERN BELL ESMT OR 608/217
SPRING HILL SUB UNIT 2 PB 5/35

KOLB CHRISTOPHER HAROLD
95684 CLEARWATER RD
FERNANDINA BCH, FL 32034

2025

45-2N-28-550B-0002-0010

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

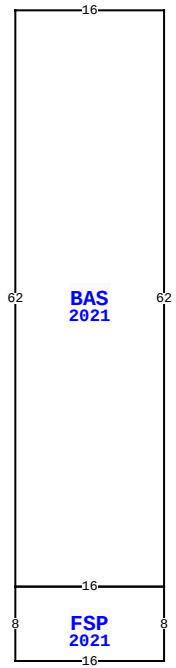
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	2021	992	103,460
FSP	128	60	2021	77	8,031
TOTALS	1,120			1,069	111,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,069	126.5000	107.52	114,939	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 992 HX Base Yr 2022



95684 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		111,491
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,491
SOH/AGL Deduction		83,835
ASSESSED VALUE		127,656
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,934
TOTAL JUST VALUE		211,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH215539	CO ISSUED	0	08/04/2021
MH215539	MH REPLACEMENT	0	05/03/2021
992929	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0745	9/02/2020	WD	Q	I	01	70,000
GRANTOR: KNIGHT SELETHIA W & K						
GRANTEE: KOLB CHRISTOPHER HA						
2324/0213	11/20/2019	PR	U	I	19	100
GRANTOR: KNIGHT SELETHIA & KEV						
GRANTEE: KNIGHT SELETHIA W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S62 FSP=[YR=2021] S8 E16 N8 W16$ E16 N62$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/11/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS