BLOCK 2 LOT 6
IN OR 890/247
R788178 & R788179

DYAL DONNA D
PO BOX 444
YULEE, FL 32041-0444

2025

45-2N-28-550B-0002-0060

NASSAU COUNTY PROPERTY

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	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	04	Quality Level 04

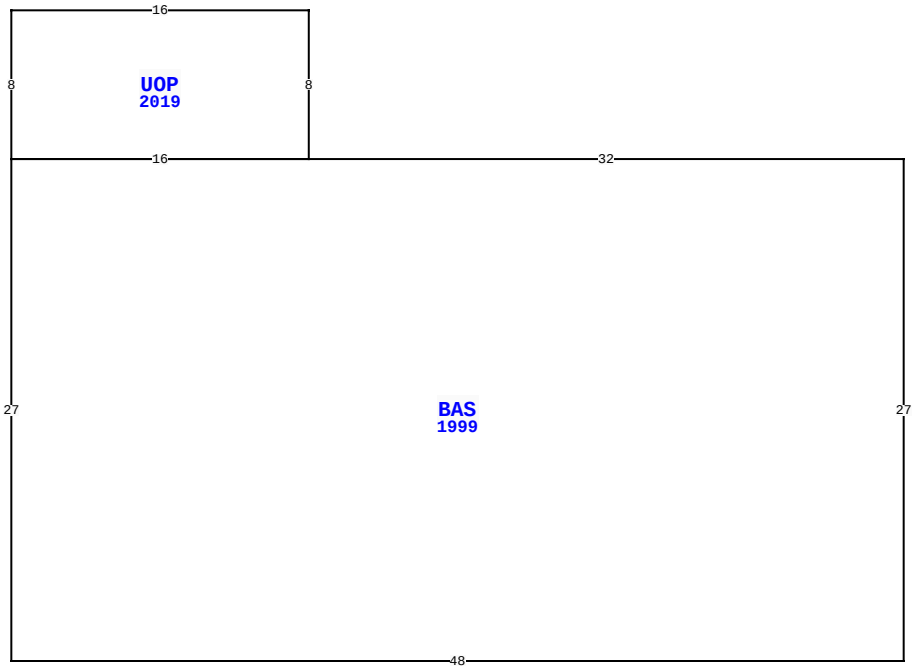
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1999	1,296	49,706
UOP	128	25	2019	32	1,227
TOTALS	1,424			1,328	50,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	128.9200	109.58	145,522	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



95526 CLEARWATER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,933
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		151,253
SOH/AGL Deduction		93,293
ASSESSED VALUE		57,960
TOTAL EXEMPTION VALUE	HX HB	32,960
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/0247	7/07/1999	WD	Q	I		66,000
GRANTOR: BLACKSTOCK SHANE S &						
GRANTEE: DYAL DONNA D						
0728/0728	4/26/1995	WD	U	V	09	22,000
GRANTOR: WORTH RANZY H						
GRANTEE: CRUMMEY JAMES H & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W32 UOP=[YR=2019] N8 W16 S8 E16$ W16 S27 E48 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	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS