BLOCK 2 LOT 9
IN OR 935/1629
GAFLT07A39125BM21

ABDULLAH MARY L
PO BOX 1043
FERNANDINA BEACH, FL 32035-1043

2025

45-2N-28-550B-0002-0090

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

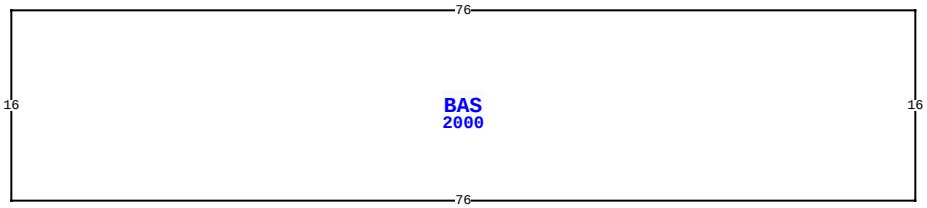
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	42,398
TOTALS	1,216			1,216	42,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.2000	99.62	121,138	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2001 Heated Area: 1216 HX Base Yr 2001



95440 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		42,398
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		142,526
SOH/AGL Deduction		88,233
ASSESSED VALUE		54,293
TOTAL EXEMPTION VALUE	HX HB SX	54,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4034	N/A	14,688	04/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0935/1629	6/08/2000	WD	U	I	13	31,000
GRANTOR: GUEST MITCHELL D & RE						
GRANTEE: ABDULLAH MARY L						
0935/1625	6/08/2000	QC	U	I	10	100
GRANTOR: ALLIED HOME EQUITIES						
GRANTEE: GUEST MITCHELL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E76 N16$.

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	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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