BLOCK 2 LOT 10
SPRING HILL SUB #2 PB 5/35

WALKER CATHERINE M/SPENCER JOHN C
95410 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-550B-0002-0100**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 14 | CARPET 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 |

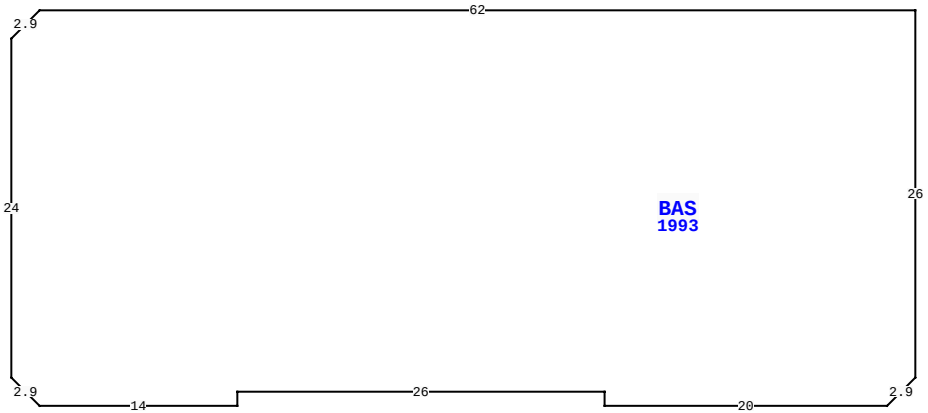
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,760 | 100 | 1993 | 1,760 | 117,533 |
| TOTALS | 1,760 | | | 1,760 | 117,533 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,760 | 134.6400 | 107.71 | 189,570 | 1989 | 2009 | 0 | 0 | 0 | 38.00 | 62.00 |

1 M/H 93- – 0% - 2025 Heated Area: 1760 HX Base Yr




95410 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 | 117,533 |
| TOTAL MARKET OB/XF VALUE | 2,576 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 220,109 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 220,109 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,109 |
| TOTAL JUST VALUE | 220,109 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,456 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7505 | MH MOVE-ON | 40,000 | 10/07/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2741/1925 | 9/20/2024 | WD | Q | I | 01 | 285,000 |
| GRANTOR: CHANCEY INVESTMENTS L | | | | | | |
| GRANTEE: WALKER CATHERINE M | | | | | | |
| 2665/1324 | 8/08/2023 | WD | U | I | 37 | 110,000 |
| GRANTOR: BLUE SKY HOME BUYERS | | | | | | |
| GRANTEE: CHANCEY INVESTMENTS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W62 D2 L2 S24 R2 D2 E14 N1 E26 S1 E20 U2 R2 N26 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 12 | 14 | 168.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 336 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,576

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 10/31/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS