BLOCK 2 LOT 11
IN OR 651/1124
DW/MH 2005 LEGE

ROBERTSON LEONARD & GLORIA T
P O BOX 1423
YULEE, FL 32041-1423

2025

45-2N-28-550B-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

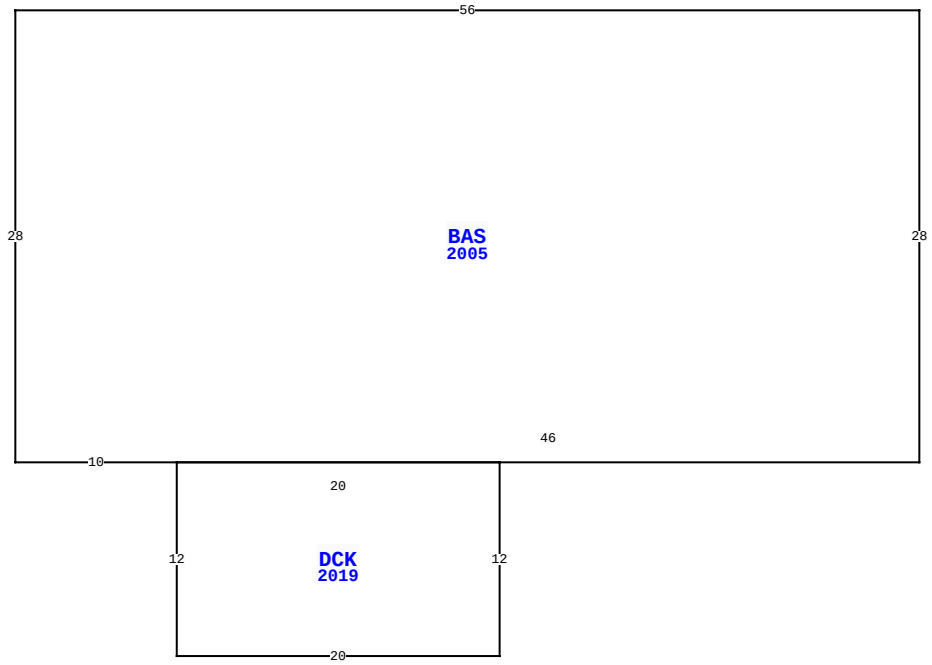
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,568	100	2005	1,568	100,878
DCK	240	15	2019	36	2,316
TOTALS	1,808			1,604	103,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,604	140.1600	119.14	191,101	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1996 Heated Area: 1568 HX Base Yr 1996



95384 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		103,195
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		203,195
SOH/AGL Deduction		123,434
ASSESSED VALUE		79,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,039
TOTAL JUST VALUE		203,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09430	MECH OTHER	0	03/01/2005
P09174	OTHER	1,900	03/01/2005
B14646	FOUNDATION	1,900	02/01/2005
MH4557	MH MOVE-ON	0	01/01/2005
991939	REPAIR/RRF	212	08/01/1999
95-880	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0651/1124	3/16/1992	WD	Q	V		11,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: ROBERTSON LEONARD						
0595/0937	4/23/1990	CT	U	V	14	12,600
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WM F ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S28 E10 DCK=[YR=2019] S12 E20 N12 W20$
E46 N28 $.

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 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