BLOCK 2 LOT 12 IN OR 860/474
1993 HORT DW/MH
SPRING HILL SUB #2 PB 5/35

OVERLY LINDA G
95364 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

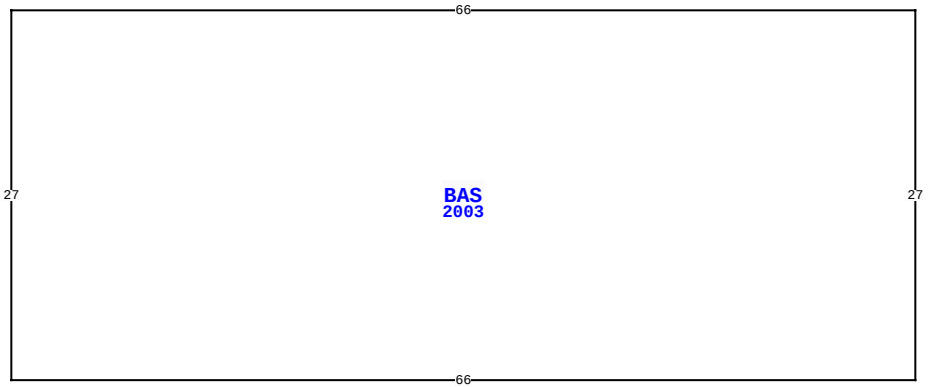
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,782	100	2003	1,782	50,124
TOTALS	1,782			1,782	50,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	117.2000	93.76	167,080	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1782 HX Base Yr 2000



95364 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		50,124
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		150,700
SOH/AGL Deduction		100,787
ASSESSED VALUE		49,913
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		14,913
TOTAL JUST VALUE		150,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 1143	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/0474	12/23/1998	WD	U	I	07	100
GRANTOR: EZELL BEATRICE						
GRANTEE: OVERLY TERRY L & LI						
0843/1215	8/04/1998	WD	U	I	11	31,000
GRANTOR: EZELL BEATRICE						
GRANTEE: OVERLY TERRY L & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E66 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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	
2	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	2003	2003	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS