BLOCK 2 LOT 15
SPRING HILL SUB #2 PB 5/35

OLIVER JIMMY W/HOFFMAN RACHEL L
95280 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95280 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	112,000
SOH/AGL Deduction	27,559
ASSESSED VALUE	84,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,441
TOTAL JUST VALUE	112,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH191533	MH MOVE-ON	0	02/01/2019
E1704345	ELEC OTHER	0	07/01/2017
C5394	CO ISSUED	0	04/16/2012
E24687	ELEC OTHER	0	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2796/705	6/23/2025	QC	U	I	11	100
GRANTOR: OLIVER JIMMY W						
GRANTEE: OLIVER JIMMY W						
1784/1092	3/16/2012	QC	U	I	11	100
GRANTOR: OLIVER LORA L & JIMMY						
GRANTEE: OLIVER JIMMY W & LO						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2002		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2002		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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 09/07/2022 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS