BLOCK 2 LOT 16
R360063 & R360064
IN OR 732/743

PHILLIPS RONALD D & ANDREW H
95246 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0160

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 100
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

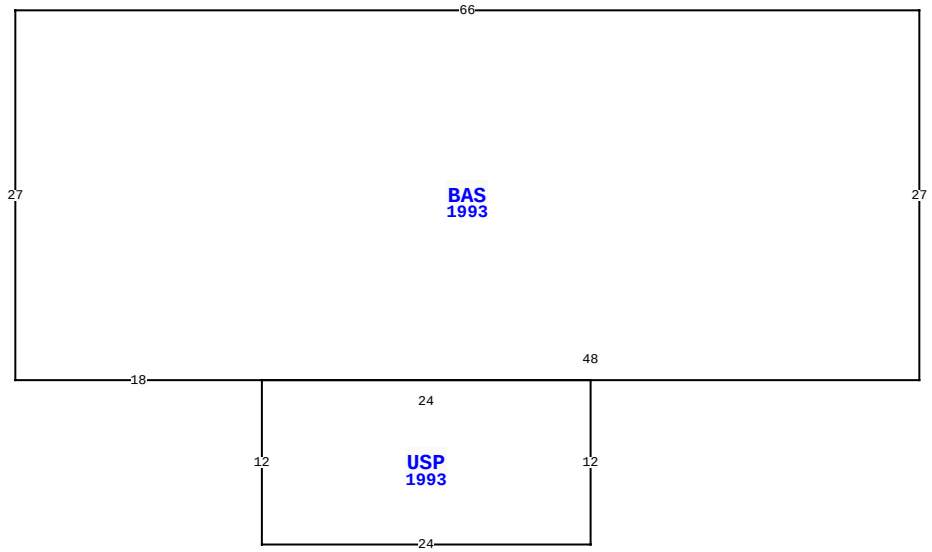
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	33,644
USP	288	50	1993	144	2,719
TOTALS	2,070			1,926	36,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,926	118.0000	94.40	181,814	1989	1989	0	0	10	70.00	20.00

1 M/H 93- – 100% - 1997 Heated Area: 1782 HX Base Yr 1997



95246 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		36,363
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		140,871
SOH/AGL Deduction		93,272
ASSESSED VALUE		47,599
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,599
TOTAL JUST VALUE		140,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5738	XFOB	2,346	05/17/1989
7748	MH MOVE-ON	34,900	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0732/0743	6/26/1995	WD	Q	I		46,000
GRANTOR: HARPER MARK E & SHERY						
GRANTEE: PHILLIPS RONALD D &						
0413/0225	2/01/1984	WD	Q	V		10,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E18 USP=[YR=1993] S12 E24 N12 W24$ E48 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	0	0	120.00	SF	30.00	30.00	100	1984	1984	3	20	720	
2	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	1989	1989	3	20	48	
3	0681	POLE SHED	0	100	0	0	500.00	SF	15.00	15.00	100	1989	1989	3	20	1,500	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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