BLOCK 2 LOT 20
2007 MEGA DW/MH
IN OR 421 PG 684

HILL MARK G
95132 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0002-0200

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	11	CLAY TILE 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

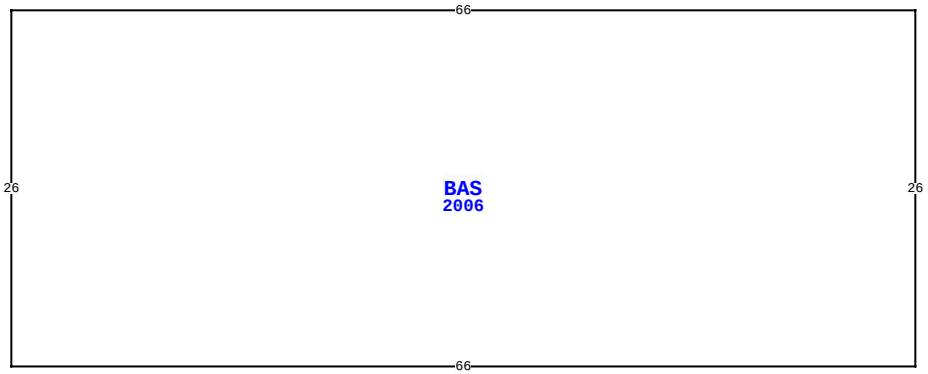
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2006	1,716	117,429
TOTALS	1,716			1,716	117,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	143.7600	122.20	209,695	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1990 Heated Area: 1716 HX Base Yr 1990



95132 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		117,429
TOTAL MARKET OB/XF VALUE		138
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		217,567
SOH/AGL Deduction		128,315
ASSESSED VALUE		89,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,530
TOTAL JUST VALUE		217,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M172163	H/AC	0	04/01/2017
M11942	MECH OTHER	0	08/01/2006
P11500	OTHER	0	08/01/2006
8394	MH MOVE-ON	21,000	12/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0421/0684	5/01/1984	WD	Q	V		10,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S26 E66 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	1243	WD DECK F	0	100	12	6	72.00	SF	8.00	8.00	100	2006	2006	3	24	138	

LAND DESCRIPTION

TOTAL OB/XF 138

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 01/15/2020 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS