

BLOCK 3 LOT 50 R567957
IN OR 2106/1487
EX R/W IN OR 688/1123

CARTER KIMBERLY D & THOMAS S
940887 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0500



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	840	100	1993	840	19,112
TOTALS	840			840	19,112

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0751	UOP	0	0	16	8	128.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	840	94.8000	75.84	63,706	1989	1989	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 840 HX Base Yr													
BAS 1993													
940903 OLD NASSAUVILLE RD, FERNANDINA BEACH													
BLD DATE 05/09/2025 MLU													

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
1	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	2010	2010	3	56	717	

TOTAL OB/XF														717			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		19,112	
TOTAL MARKET OB/XF VALUE		717	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		119,829	
SOH/AGL Deduction		55,898	
ASSESSED VALUE		63,931	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		63,931	
TOTAL JUST VALUE		119,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8834	N/A	9,000	01/21/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2106/1487	3/01/2017	WD U	I	I	37	25,000
GRANTOR: SHELTON SAMANTHA						
GRANTEE: CARTER KIMBERLY D &						
2084/0792	11/17/2016	WD U	I	I	11	100
GRANTOR: SHELTON JAMES C JR ET						
GRANTEE: SHELTON SAMANTHA						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W60 S14 E60 N14\$.																	