LOT 12
IN OR 1947/408 & OR 1980/123
1999 FLEE DW/MH

STUMBO VIRGIL CRAYTON
97371 BLACKBEARDS WAY
YULEE, FL 32097

2025

45-2N-28-550C-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

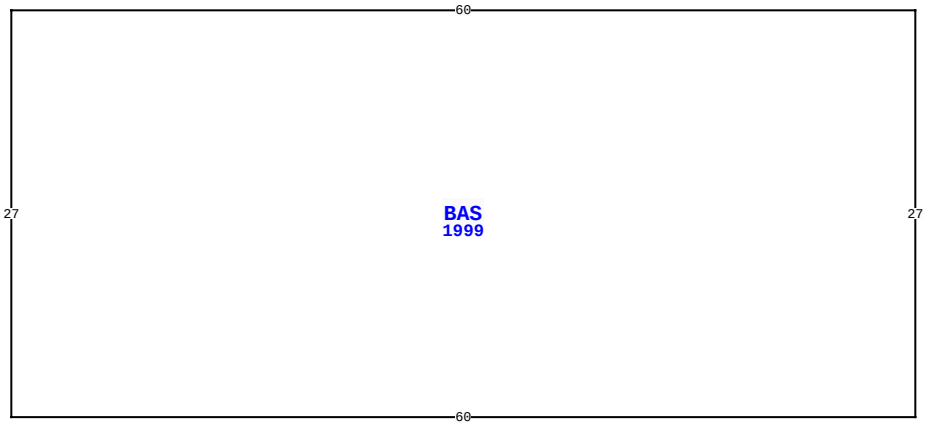
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1999	1,620	71,251
TOTALS	1,620			1,620	71,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	104.72	169,646	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



95134 SANTA JUANA 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	71,251
TOTAL MARKET OB/XF VALUE	422
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	171,673
SOH/AGL Deduction	41,685
ASSESSED VALUE	129,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,988
TOTAL JUST VALUE	171,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992719	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1980/0123	5/15/2015	WD	U	I	16	40,900
GRANTOR: MILLS GEORGE G						
GRANTEE: STUMBO VIRGIL CRAYT						
1947/0408	10/30/2014	WD	U	I	30	80,300
GRANTOR: MILLS KATHY & GEORGE						
GRANTEE: STUMBO VIRGIL CRAYT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 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	1243	WD DECK F	0	0	10	12	120.00	SF	8.00	8.00	100	2000	2000	3	20	192	
2	1243	WD DECK F	0	0	12	6	72.00	SF	8.00	8.00	100	2010	2010	3	40	230	

LAND DESCRIPTION

TOTAL OB/XF 422

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/15/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS