PT OF LOT 16
IN OR 1658/1048
1989 SOUT DW/MH

JS JACKSON PROPERTIES LLC
UNIT 4550 BOX 3006
DPO, AP 96504-3006

2025

45-2N-28-550E-0016-0020

BUILDING CHARACTERISTICS

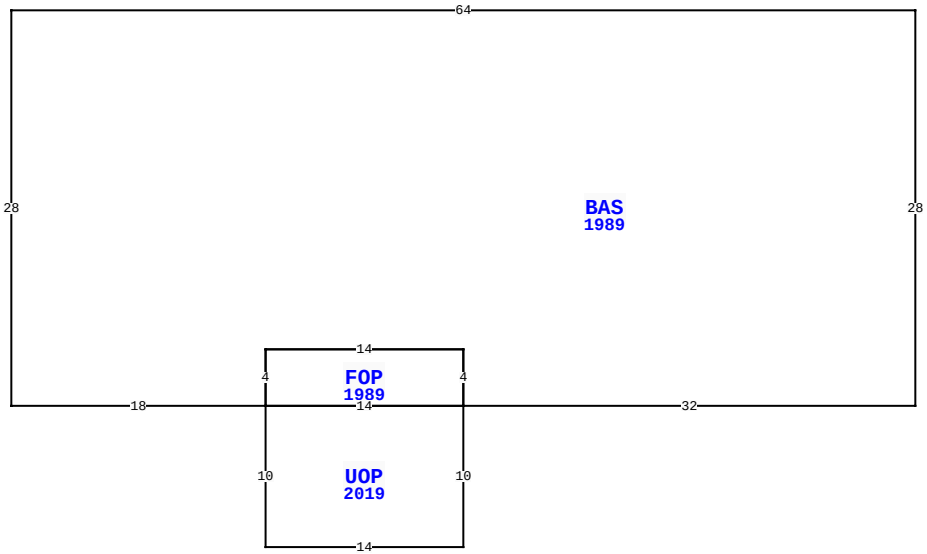
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,736	100	1989	1,736	51,913
FOP	56	30	1989	17	509
UOP	140	25	2019	35	1,047
TOTALS	1,932			1,788	53,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,788	124.6000	99.68	178,228	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1736 HX Base Yr



BLD DATE	05/14/2008	RK	LGL DATE
XF DATE	05/14/2008	RK	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

95188 CAROLINE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,468
TOTAL MARKET OB/XF VALUE	76
TOTAL LAND VALUE - MARKET	199,200
TOTAL MARKET VALUE	252,744
SOH/AGL Deduction	145,849
ASSESSED VALUE	106,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,895
TOTAL JUST VALUE	252,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1658/1048	1/14/2010	WD	Q	I	01	95,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: JS JACKSON PROPERTI						
1413/0221	5/18/2006	WD	Q	I	06	20,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CHAE PROPETIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1989] W64 S28 E18 UOP=[YR=2019] S10 E14 N10 W14$
FOP=[YR=1989] E14 N4 W14 S4$ N4 E14 S4 E32 N28$.

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	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2004	2004	3	21	76	

LAND DESCRIPTION

TOTAL OB/XF 76

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	2.49	AC		1.00	1.00	0.80	100,000.00	80,000.00	199,200							

REVIEW DATE 01/14/2020 BY TWA Total Acres: 2.49 Total Land Value: 199,200 Market: 0 Agricultural: 0 Common: 199,200 PRINTED 07/30/2025 BY SYS