LOT 41
CASE #03-031-CP OR 1137/738
1982 PIED SW/MH

HUTTO JOHNNY LAWRENCE L/E/HUTTO CECIL RAY & LYMAN
2251 SUSAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

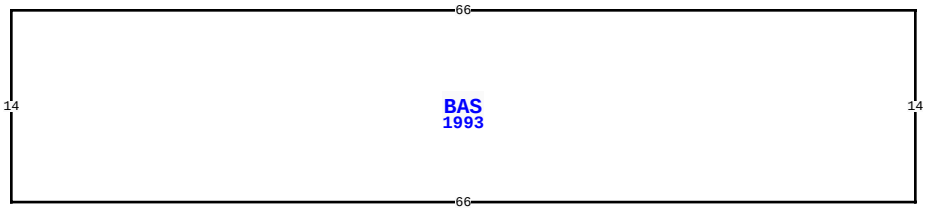
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	19,085
TOTALS	924			924	19,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	81.0000	68.85	63,617	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



2251 SUSAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0	8	8	64.00	SF	19.50	19.50	100	2000	2000	3	20	250	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	19,085
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	194,835
SOH/AGL Deduction	0
ASSESSED VALUE	194,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,835
TOTAL JUST VALUE	194,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0846/1802	8/31/1998	WD	Q	I	06	100
GRANTOR: HUTTO CECIL RAY						
GRANTEE: BICE MINNIE LEE						
0473/0499	11/05/1985	WD	U	I		3,000
GRANTOR: BICE WARNER E						
GRANTEE: HUTTO CECIL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 250

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		RM	90.00	147.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/09/2026 BY SYS