

BLOCK 1 LOT 68  
IN OR 2021/956  
R788241 & R788242

CONWELL JOHN E & VIRGINIA ANN  
95431 CLEARWATER RD  
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0001-0680



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 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                 |    | 3 100          |
| 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       | 1,566            | 100         | 1999 | 1,566        | 66,073               |
| TOTALS    | 1,566            |             |      | 1,566        | 66,073               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 1242       | WD DECK A   | 0   | 0   | 16 | 24 | 384.00 | 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   | 0006 | OR       | 0.00  | 0.00  | 1.00        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0800                                           | 02  | 1,566     | 117.2000    | 105.48         | 165,182        | 1999 | 1999 | 0    | 0    |
| 1 M/H 94+ 0% - 0 Heated Area: 1566 HX Base Yr  |     |           |             |                |                |      |      |      |      |
| 27 58 27 58 BAS 1999                           |     |           |             |                |                |      |      |      |      |
| 85248 LINA RD, FERNANDINA BEACH                |     |           |             |                |                |      |      |      |      |
| BLD DATE 03/16/2015 KK LGL DATE 05/09/2025 MLU |     |           |             |                |                |      |      |      |      |
| XF DATE                                        |     |           |             |                |                |      |      |      |      |
| INC DATE                                       |     |           |             |                |                |      |      |      |      |

| 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 | 1242 | WD DECK A  |             | 0   | 0   | 16 | 24 | 384.00 | SF | 10.00 | 10.00          | 100       | 2016    | 2016        | 3 | 65     | 2,496           |       |

| TOTAL OB/XF |      |       |       |         |      |   |      |      |      |            | 2,496      |     |  |
|-------------|------|-------|-------|---------|------|---|------|------|------|------------|------------|-----|--|
| LOC         | LOC  | FRONT | DEPTH | TOT     | UNIT | D | DPTH | %    | TOT  | UNIT       | ADJ UNIT   | LA  |  |
| ZONE        | ZONE |       |       | LND UTS | TYPE | T | FACT | COND | ADJ  | PRICE      | PRICE      | VAL |  |
| 06          | OR   | 0.00  | 0.00  | 1.00    | LT   |   | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 1   |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |
|             |      |       |       |         |      |   |      |      |      |            |            |     |  |

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD    |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 66,073      |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 2,496       |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 100,000     |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 168,569     |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 27,776      |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 140,793     |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 140,793     |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 168,569     |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0           |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 168,210     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 982417     | MH MOVE-ON  | 0   | 10/01/1998 |

| SALES DATA                  |            |              |        |        |           |               |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2021/0956                   | 12/31/2015 | WD           | U      | I      | 37        | 22,500        |  |
| GRANTOR:MCCAIN TINA S       |            |              |        |        |           |               |  |
| GRANTEE:CONWELL JOHN E & VI |            |              |        |        |           |               |  |
| 1779/0249                   | 2/13/2012  | WD           | Q      | I      | 02        | 65,000        |  |
| GRANTOR:GREGORY JASON D     |            |              |        |        |           |               |  |
| GRANTEE:MCCAIN TINA S       |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS              |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W58 S27 E58 N27\$. |  |  |  |  |  |  |  |  |  |