LOT 1 OF CEDAR RIDGE #1
PBK 6/95 & PT OF GOVT LOT 2 &
PT OF E1/2 OF NW1/4 OF

HANNA JOHN STACY & BARBARA A
95142 BARBARAS PL
FERNANDONA BEACH, FL 32034

2026

31-2N-28-0235-0001-0000

BUILDING CHARACTERISTICS

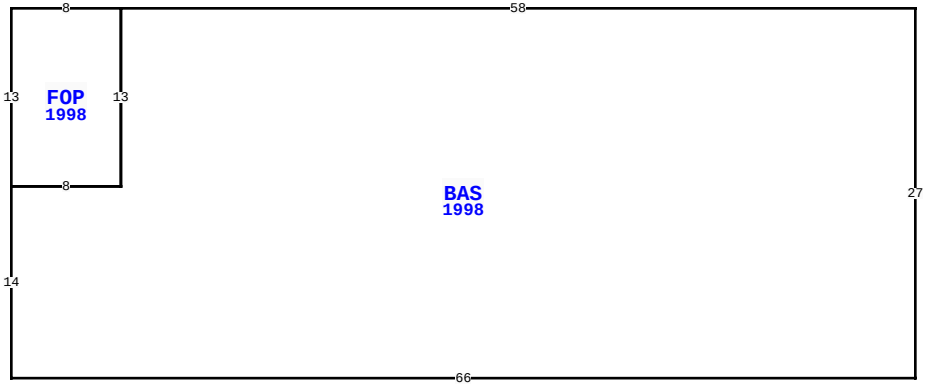
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1998	1,678	68,144
FOP	104	30	1998	31	1,259
TOTALS	1,782			1,709	69,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,709	128.9200	116.03	198,295	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2018 Heated Area: 1678 HX Base Yr 2018



95142 BARBARAS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,403
TOTAL MARKET OB/XF VALUE	3,563
TOTAL LAND VALUE - MARKET	118,000
TOTAL MARKET VALUE	190,966
SOH/AGL Deduction	99,383
ASSESSED VALUE	91,583
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	40,172
TOTAL JUST VALUE	190,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2101/0064	2/07/2017	SW	U	I	12	63,400
GRANTOR: MANU HOUSING SEN/SUB						
GRANTEE: HANNA JOHN STACY &						
2071/0112	9/12/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURED HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W58 FOP=[YR=1998] W8 S13 E8 N13 $ S13 W8 S14 E66 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2010	2010	3	35	126	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2010	2010	3	35	672	

LAND DESCRIPTION

TOTAL OB/XF 3,563

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	100		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	100,000.00	100,000.00	118,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 118,000 Market: 0 Agricultural: 0 Common: 118,000 PRINTED 07/09/2026 BY SYS