LOT 5 & PT GOVT LOT 2 OF
SEC 35-2N-28E IN OR 2522/938
CEDAR RIDGE #1 PBK 6/95

BOWEN JUSTIN &/FISHER BRANDI L
95260 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-0235-0005-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

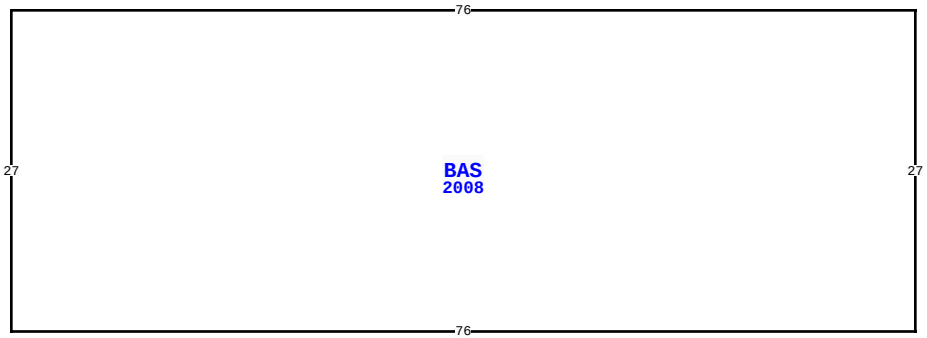
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2008	2,052	148,705
TOTALS	2,052			2,052	148,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	122.0000	109.80	225,310	1999	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2023 Heated Area: 2052 HX Base Yr 2023



95260 BARBARAS PL, FERNANDINA BEACH

BLD DATE	06/16/2009 RK	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		148,705
TOTAL MARKET OB/XF VALUE		6,688
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		355,393
SOH/AGL Deduction		49,506
ASSESSED VALUE		305,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,476
TOTAL JUST VALUE		355,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428823	BARN	18,351	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0938	12/16/2021	WD	Q	I	01	250,000
GRANTOR: HAYS ANN M						
GRANTEE: BOWEN JUSTIN & BRAN						
1740/1277	5/26/2011	WD	U	I	40	109,000
GRANTOR: SGS DEVELOPMENT INC						
GRANTEE: HAYS ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S27 E76 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600	
2	0940	SHEDS/PORT	0	100	12	30	360.00	SF	30.00	30.00	100	2011	2011	3	40	4,320	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	40	384	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	40	384	

LAND DESCRIPTION

TOTAL OB/XF 6,688

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS