PT OF E1/2 OF NE1/4
PARCELS 5-15 & 5-5
IN OR 710/572

BOYER JAMES R & CHERYL A
95264 HATTON ROAD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0005-0150

BUILDING CHARACTERISTICS

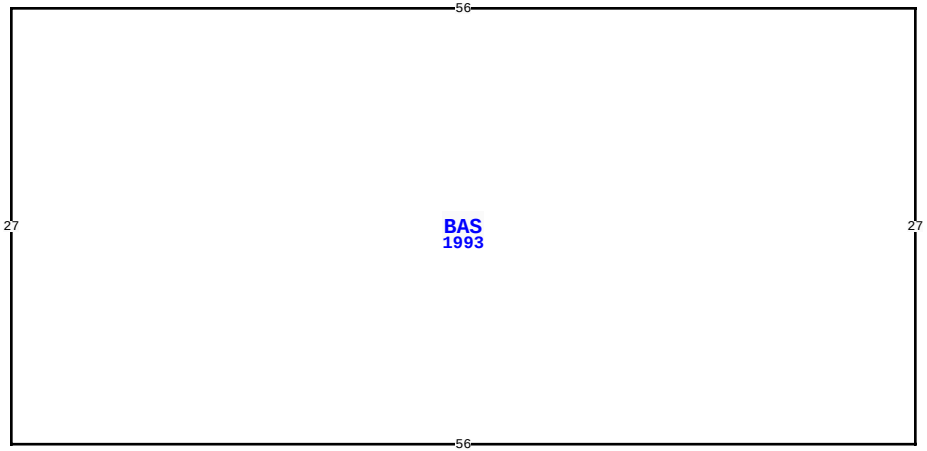
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	45,342
TOTALS	1,512			1,512	45,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	117.6000	99.96	151,140	1990	1995	0	0	0	70.00	30.00

1 M/H 93- 100% - 2004 Heated Area: 1512 HX Base Yr 2004



95264 HATTON RD, FERNANDINA BEACH

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/09/2025 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1991	1991	3	20	192	
3	0530	STBL WD	0	100	36	48	1,728.00	SF	30.00	30.00	100	2000	2000	3	26	13,478	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,342
TOTAL MARKET OB/XF VALUE		15,910
TOTAL LAND VALUE - MARKET		214,000
TOTAL MARKET VALUE		275,252
SOH/AGL Deduction		195,232
ASSESSED VALUE		80,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,609
TOTAL JUST VALUE		275,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704282	H/AC	0	07/01/2017
8104	MH MOVE-ON	30,000	03/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0572	8/01/1994	WD	U	I	09	63,900
GRANTOR: JONES ROGER W & KATHY						
GRANTEE: BOYER JAMES R & CHE						
0599/0510	6/11/1990	WD	Q	V	01	100
GRANTOR: JONES HARRY E & JIMM						
GRANTEE: JONES ROGER & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 15,910

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	0002	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	100,000.00	100,000.00	214,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.14 Total Land Value: 214,000 Market: 0 Agricultural: 0 Common: 214,000 PRINTED 07/09/2026 BY SYS