

EDMONDSON MICHAEL RAY & ROSE ANN
95305 DOUGLAS RD
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0770

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		10	ABOVE AVG 100							0100	01	1,959	123.1076	129.26	253,220	1983	1998	0	0	0	13.00	87.00	VALUATION BY									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2020													Heated Area: 1796									
Roof Cover		03	COMP SHNGL 100																				HX Base Yr									
Interior Wall		05	DRYWALL 100																													
Interior Floo		14	CARPET 60																													
Interior Floo		11	CLAY TILE 40																													
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																													
BUD8 Adjustme		04	DIST 01 100																													
Occupancy		00	NONE 100																													
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
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	1,712	100	1993	1,712	192,525																											
BAS	84	100	2016	84	9,446																											
FCP	308	25	1993	77	8,659																											
FOP	108	30	1993	32	3,598																											
FOP	180	30	1993	54	6,073																											
TOTALS		2,392			1,959	220,301	95305 DOUGLAS RD, FERNANDINA BEACH															BLD DATE				LGL DATE		05/09/2025		MLU		
EXTRA FEATURES																						XF DATE				LAND DATE						
																						INC DATE				AG 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715																	
4	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2019	2019	03	95	38,000																	
LAND DESCRIPTION		TOTAL OB/XF															39,715															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000															
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 2.11		Total Land Value: 211,000		Market: 0		Agricultural: 0		Common: 211,000		PRINTED 07/09/2026 BY SYS																

IN OR 2325/497
A/K/A LOT 20
MOBLEY HEIGHTS SUB UNR

EDMONDSON MICHAEL RAY & ROSE ANN
95305 DOUGLAS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0770



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
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	1,500	100	2019	1,500	27,444
TOTALS	1,500			1,500	27,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2010	2010	0	0	20.00	80.00
2 GARAGE RES 100% - 2020 Heated Area: 1500 HX Base Yr											
30 50 50 30 BAS 2019											
BLD DATE					LGL DATE						