BLOCK 1 LOT 14
IN OR 960/899
SPRING HILL SUB PB 5/32

DUBOIS R WAYNE
95134 COOK ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

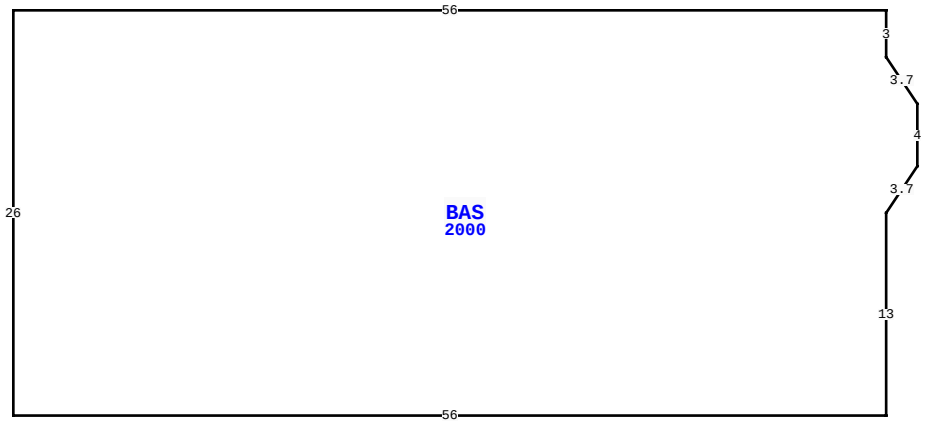
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	2000	1,470	43,932
TOTALS	1,470			1,470	43,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,470	117.2000	99.62	146,441	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1470 HX Base Yr



95378 DOUGLAS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,932
TOTAL MARKET OB/XF VALUE	2,530
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	146,462
SOH/AGL Deduction	56,908
ASSESSED VALUE	89,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,554
TOTAL JUST VALUE	146,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-490	MH MOVE-ON	10,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0899	12/04/2000	WD	Q	I	01	16,000
GRANTOR: HAMPTON KATHY DUBOIS						
GRANTEE: DUBOIS R WAYNE						
0693/1487	12/08/1993	QC	Q	V		12,000
GRANTOR: D CLAYTON HODGES						
GRANTEE: KATHY DUBOIS HAMPTO						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	
3	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	1998	1998	3	20	512	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S26 E56 N13 R2 U3 N4 U3 L2 N3$.

LAND DESCRIPTION

TOTAL OB/XF 2,530

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS