BLOCK 1 LOTS 18 &19
IN OR 650/1270 R334326
SPRING HILL SUB PB 5/32

HUTTO MICHAEL L & WINONA K
P O BOX 15758
FERNANDINA BEACH, FL 32035

2026

45-2N-28-550A-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

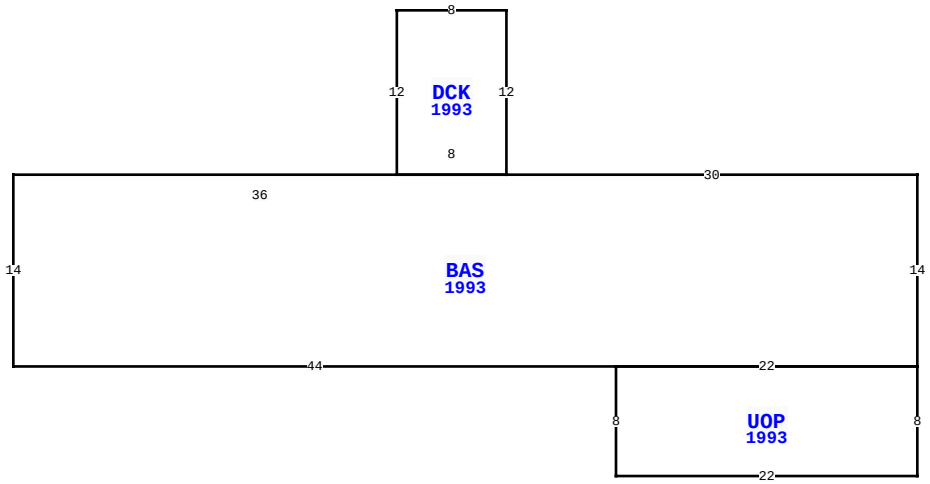
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	924	100	1993	924	22,997
DCK	96	15	1993	14	348
UOP	176	25	1993	44	1,095
TOTALS	1,196			982	24,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	982	97.6000	82.96	81,467	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 1988 Heated Area: 924 HX Base Yr 1988



95254 DOUGLAS RD, FERNANDINA BEACH

BLD DATE		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		24,440
TOTAL MARKET OB/XF VALUE		3,168
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		197,608
SOH/AGL Deduction		143,330
ASSESSED VALUE		54,278
TOTAL EXEMPTION VALUE	HX HB	29,278
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		197,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0650/1270	3/05/1992	QC	U	I	10	100
GRANTOR: HUTTO WINONA						
GRANTEE: HUTTO MICHAEL & W						
0564/0784	3/06/1989	WD	Q	I	01	100
GRANTOR: HARRIS WINONA K						
GRANTEE: HUTTO MICHAEL & W K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 DCK=[YR=1993] N12 W8 S12 E8 $ W36 S14 E44
UOP=[YR=1993] S8 E22 N8 W22 $ E22 N14 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
2	0940	SHEDS/PORT	0	100	21	16	336.00	SF	30.00	30.00	100	1990	1990	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/09/2026 BY SYS