BLOCK 1 LOT 36
SPRING HILL SUB PB 5/32

PC STELMAKIA FAM PARTNERSHIP
129 DEMURRAGE WAY
FOLSOM, CA 95630

2026

45-2N-28-550A-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

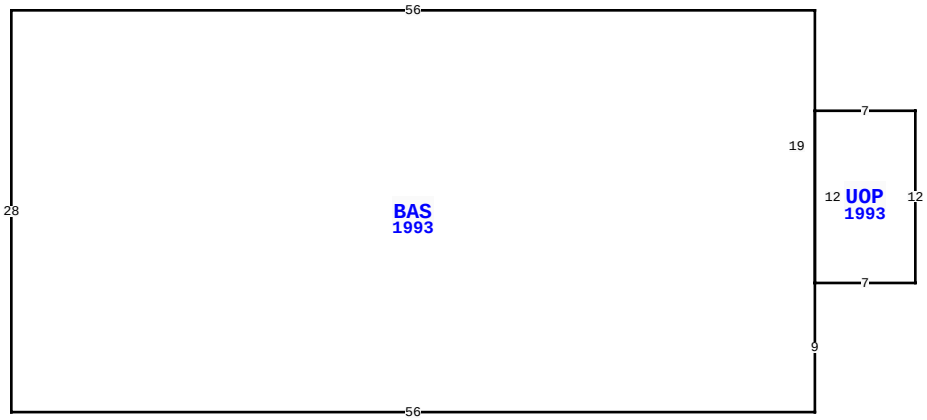
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	34,480
UOP	84	25	1993	21	462
TOTALS	1,652			1,589	34,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,589	86.2400	73.30	116,474	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1568 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,942
TOTAL MARKET OB/XF VALUE	4,176
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	139,118
SOH/AGL Deduction	0
ASSESSED VALUE	139,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,118
TOTAL JUST VALUE	139,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1605	1/23/2023	WD	Q	I	01	102,000
GRANTOR: PALMER FRANK W III &						
GRANTEE: PC STELMAKIA FAMILY						
2608/0992	12/15/2022	WD	Q	I	05	160,000
GRANTOR: ABLE STERLING PROPERT						
GRANTEE: PALMER FRANK WALKER						

95259 CLEARWATER 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	0940	SHEDS/PORT	0	0	12	28	336.00	SF	30.00	30.00	100	1980	1980	3	20	2,016	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
5	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1980	1980	3	20	240	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 N9 UOP=[YR=1993] E7 N12 W7 S12$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 4,176

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

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS