

PRESNELL FRANKLIN D & PEGGY L L/E/
95343 CLEARWATER RD
FERNANDINA BEACH, FL 32034

45-2N-28-550A-0001-0390

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1										4					
Exterior Wall	05	AVERAGE 100	0800	02	1,152	116.8000	105.12	121,098	2000	2000	0	0	0	58.00	42.00	VALUATION BY					STANDARD									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2007										Heated Area: 1152					HX Base Yr 2007												
Roof Cover	03	COMP SHNGL 100	24482448 BAS2006																											
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units	0	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	1,152	100	2006	1,152	50,861																									
TOTALS		1,152			1,152	50,861																								
EXTRA FEATURES										95343 CLEARWATER RD, FERNANDINA BEACH																				
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	0752	USP	0100	20	8	160.00	SF	15.00	15.00	100	2004	2004	3	30	720															
3	0752	USP	0100	20	12	240.00	SF	15.00	15.00	100	2010	2010	3	52	1,872															
LAND DESCRIPTION										TOTAL OB/XF 2,592																				
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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000													