BLOCK 1 LOT 46
SPRING HILL SUB PB 5/32

OEHLER BETTY JOEANN EST
95571 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0460

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

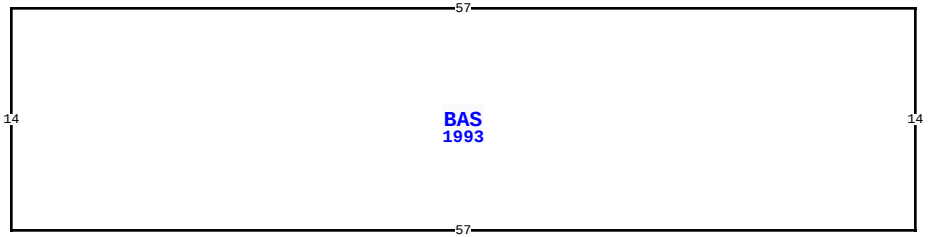
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	798	100	1993	798	12,074
TOTALS	798			798	12,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0820	02	798	89.0000	75.65	60,369	1984	1984	0	0	20	70.00	20.00

1 M/H 93- 0% - 2023 Heated Area: 798 HX Base Yr



95541 CLEARWATER 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	12,074
TOTAL MARKET OB/XF VALUE	1,555
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	113,629
SOH/AGL Deduction	0
ASSESSED VALUE	113,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,629
TOTAL JUST VALUE	113,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21635	PRE-FAB SHED	3,890	07/01/2008
P10930	OTHER	0	04/01/2006
MH4760	MH MOVE-ON	0	01/01/2006
971977	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/1826	12/05/2022	FJ	U	I	11	0
GRANTOR: OEHLER ROBERT EUGENE						
GRANTEE: OEHLER BETTY JOEANN						
2606/1388	12/05/2022	FJ	U	I	11	0
GRANTOR: OEHLER ROBERT EUGENE						
GRANTEE: OEHLER BETTY JOEANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S14 E57 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
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2008	2008	3	27	1,555	

LAND DESCRIPTION

TOTAL OB/XF 1,555

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