

BLOCK 2 LOT 22 (EX S100 FT)
IN OR 676/1789
R672519 & R672520

CAIN PRESTON L & GWYNN MOORE
95062 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0002-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	2,013	100	1996	2,013	76,442
TOTALS	2,013			2,013	76,442

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	1994
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1996

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,013	140.6400	126.58	254,806	1996	1996		0	0	70.00	30.00
1 M/H 94+			100% - 1994			Heated Area: 2013			HX Base Yr 1994			

27

75

40

7

2.2

3

2.2

17

BAS 1996

27

95062 CLEARWATER RD, FERNANDINA BEACH												
05/09/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		76,442	
TOTAL MARKET OB/XF VALUE		6,540	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		182,982	
SOH/AGL Deduction		107,832	
ASSESSED VALUE		75,150	
TOTAL EXEMPTION VALUE		HX HB VX 55,150	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		182,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961480	MH MOVE-ON	0	09/01/1996
94-01044	XF0B	3,600	05/01/1994
MH93-007	MH MOVE-ON	10,000	04/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0676/1789	3/11/1993	WD	Q	V		15,000	
GRANTOR: WILLIAMS LILLIE MAE							
GRANTEE: CAIN PRESTON & GWYN							
0527/0177	9/23/1987	WD	Q	I		8,000	
GRANTOR: SHEFFIELD WANDA D							
GRANTEE: WILLIAMS LILLIE MAE							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1996] W75 S27 E17 N1 E3 D1 R2 E4 U1 R2 E7 S1 E40 N27\$.												