BLOCK 2 LOT 6
IN OR 890/247
R788178 & R788179

DYAL DONNA D
PO BOX 444
YULEE, FL 32041-0444

**2026**

**45-2N-28-550B-0002-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

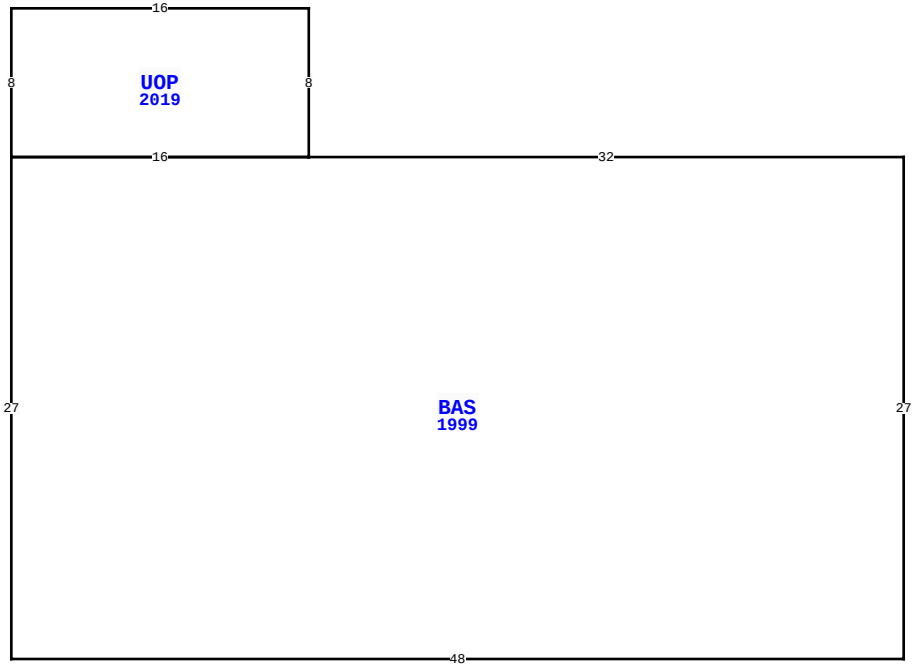
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 1999 | 1,296 | 45,113 |
| UOP | 128 | 25 | 2019 | 32 | 1,114 |
| TOTALS | 1,424 | | | 1,328 | 46,226 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,328 | 128.9200 | 116.03 | 154,088 | 1997 | 1997 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ 100% - 2000 Heated Area: 1296 HX Base Yr 2000




95526 CLEARWATER 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 | | 46,226 |
| TOTAL MARKET OB/XF VALUE | | 320 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 146,546 |
| SOH/AGL Deduction | | 87,021 |
| ASSESSED VALUE | | 59,525 |
| TOTAL EXEMPTION VALUE | HX HB | 34,525 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 146,546 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 151,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0890/0247 | 7/07/1999 | WD | Q | I | | 66,000 |
| GRANTOR: BLACKSTOCK SHANE S & | | | | | | |
| GRANTEE: DYAL DONNA D | | | | | | |
| 0728/0728 | 4/26/1995 | WD | U | V | 09 | 22,000 |
| GRANTOR: WORTH RANZY H | | | | | | |
| GRANTEE: CRUMMEY JAMES H & M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W32 UOP=[YR=2019] N8 W16 S8 E16$ W16 S27 E48 N27 $ .

### 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 | 1242 | WD DECK A | 0 | 100 | 20 | 8 | 160.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 320 | |

### LAND DESCRIPTION

TOTAL OB/XF 320

| 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 | 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