BLOCK 2 LOT 14
IN OR 647/52 R 334350
SPRING HILL SUB #2 PB 5/35

CHAPLIN GEORGE O
95298 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
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	03	Quality Level 03

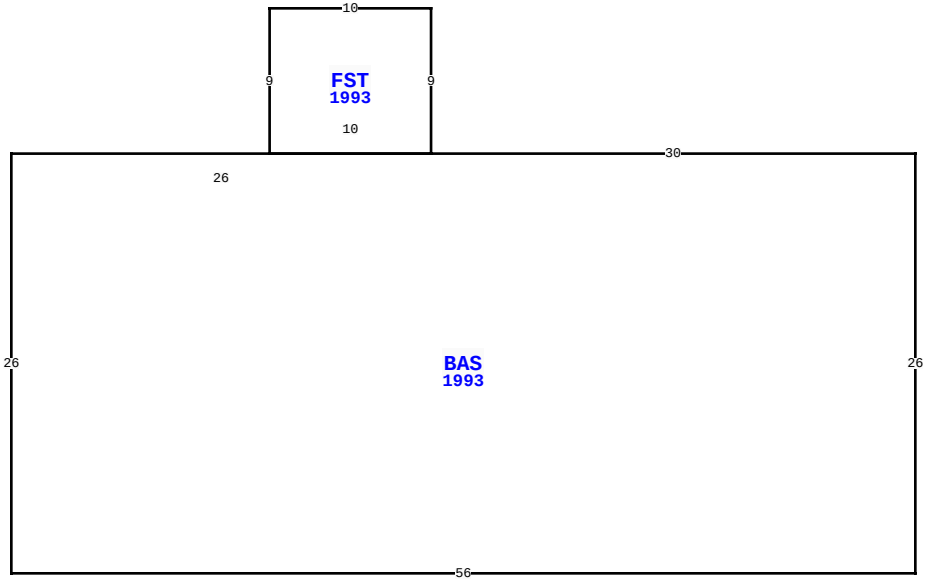
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	46,039
FST	90	65	1993	58	1,834
TOTALS	1,546			1,514	47,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,514	124.0000	105.40	159,576	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1456 HX Base Yr 2024



95298 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		47,873
TOTAL MARKET OB/XF VALUE		2,152
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		150,025
SOH/AGL Deduction		11,492
ASSESSED VALUE		138,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,122
TOTAL JUST VALUE		150,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973646	CHNGE SRVC	700	04/01/1997
973809	GARAGE	19,584	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0647/0052	1/22/1992	WD	Q	I	01	100
GRANTOR: CHAPLIN GEORGE						
GRANTEE: CHAPLIN GEORGE & S						
0485/0468	3/01/1986	WD	Q	V		9,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FST=[YR=1993] N9 W10 S9 E10$ W26S26 E56 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0752	USP	0	100	8	8	64.00	SF	15.00	15.00	100	1990	1990	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 2,152

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