BLOCK P LOTS 4 & 5
IN OR 1932/1254
1995 FLEETWOOD DW/MH

TAYLOR JIMMY M
749 WAX WING LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000P-0040

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

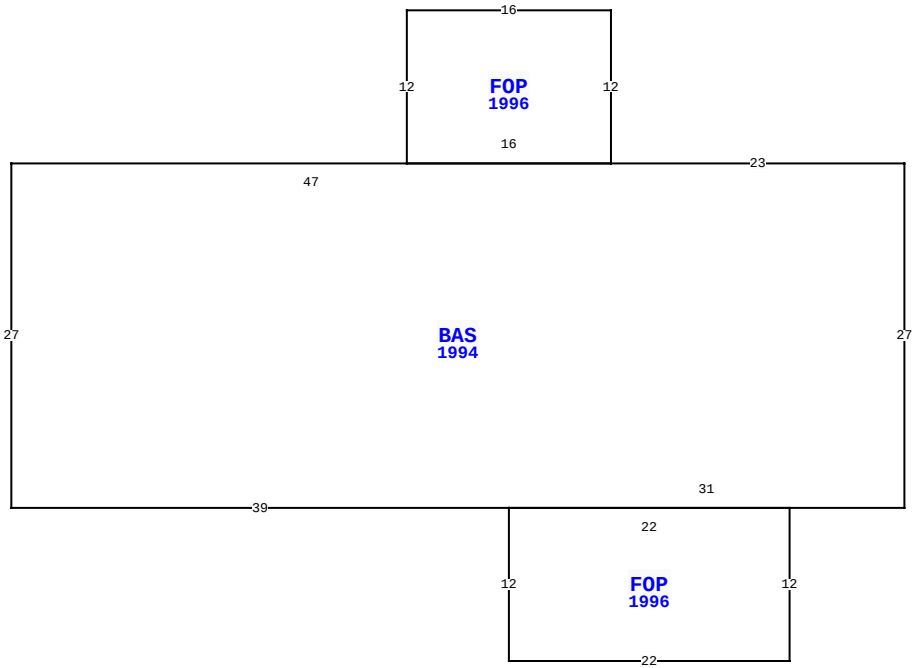
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	46,676
FOP	192	30	58	1,433
FOP	264	30	79	1,951
TOTALS	2,346		2,027	50,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,027	117.6000	82.32	166,863	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



731 WAX WING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	50,059
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	143,000
TOTAL MARKET VALUE	193,059
SOH/AGL Deduction	38,035
ASSESSED VALUE	155,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,024
TOTAL JUST VALUE	193,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B962998	ADDITION	6,950	06/01/1996
MHA94015	MH MOVE-ON	39,900	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1254	8/15/2014	WD	U	I	12	25,100
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: TAYLOR JIMMY M						
1929/1424	7/28/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK N A TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 FOP=[YR=1996] N12 W16 S12 E16 $ W47 S27 E39
FOP=[YR=1996] S12 E22 N12 W22 $ E31 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	0		RS-2	143.00	150.00	143.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	143,000							

REVIEW DATE 08/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS