IN OR 838/1787
R498198 & R498199

HAMMETT JAMES W JR
95002 LARS LANE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0001-0110

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 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

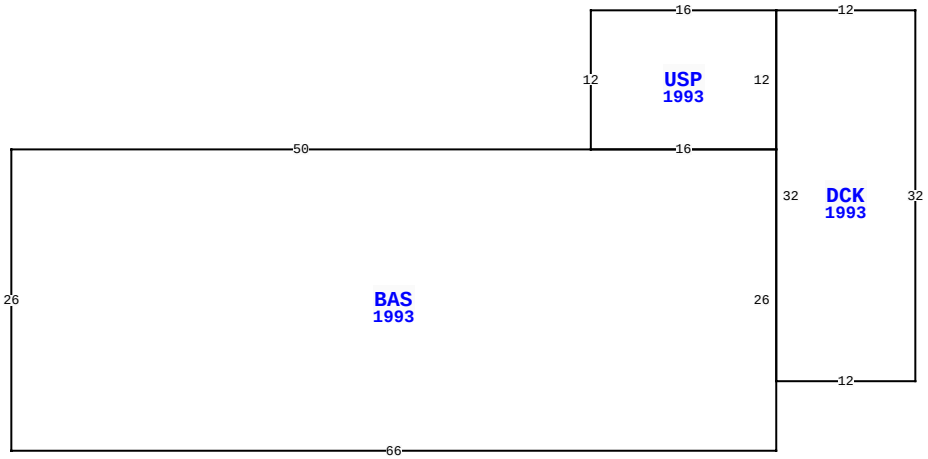
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	45,349
DCK	384	15	58	1,533
USP	192	50	96	2,537
TOTALS	2,292		1,870	49,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,870	135.5200	88.09	164,728	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1716 HX Base Yr 2001



95002 LARS LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		49,418
TOTAL MARKET OB/XF VALUE		3,848
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		141,466
SOH/AGL Deduction		89,134
ASSESSED VALUE		52,332
TOTAL EXEMPTION VALUE	HX HB	27,332
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/1787	6/23/1998	WD	Q	I		70,000
GRANTOR: EDSON HELEN D						
GRANTEE: HAMMETT JAMES W JR						
0662/0336	6/29/1992	WD	Q	V		20,000
GRANTOR: PALMETTO PROPERTIES						
GRANTEE: EDSON HELEN D						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W12 USP=[YR=1993] W16 S12 BAS=[YR=1993] W50 S26 E66 N26 W16$ E16 N12$ S32 E12 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1994	1994	3	20	1,258	

LAND DESCRIPTION

TOTAL OB/XF 3,848

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	100	0004	OR	0.00	0.00	1.96	AC		1.00	1.00	0.60	75,000.00	45,000.00	88,200							

REVIEW DATE 06/29/2020 BY KWA Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS