PT OF GOVT LOT 1
2004 CAVL DW/MH
IN OR 2140/1838

PHANG BIN & LLOYD
95064 LARS LN
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0000-0001-0130

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 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06

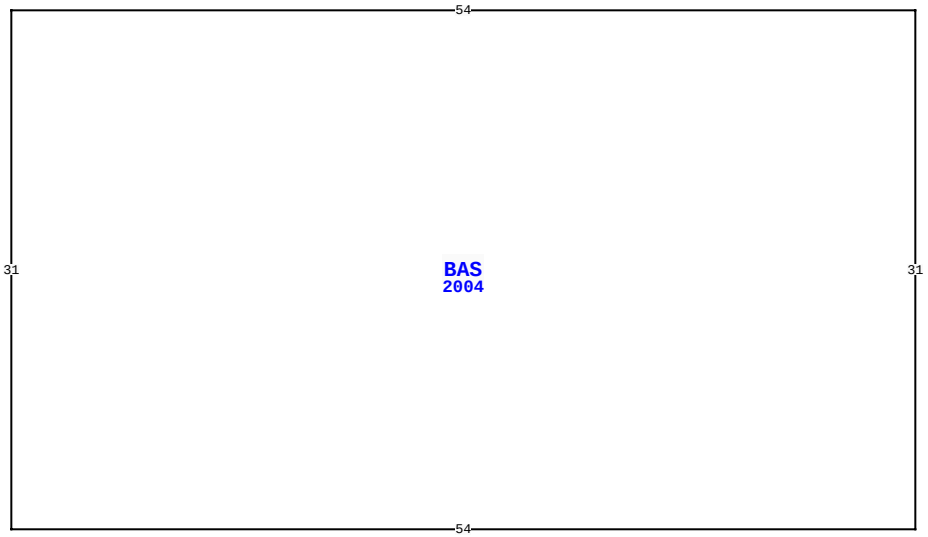
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	136,874
TOTALS	1,674		1,674	136,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	155.7400	109.02	182,499	2004	2013	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 0 Heated Area: 1674 HX Base Yr



95064 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	136,874
TOTAL MARKET OB/XF VALUE	772
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	212,646
SOH/AGL Deduction	42,708
ASSESSED VALUE	169,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,938
TOTAL JUST VALUE	212,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1838	8/11/2017	WD	Q	I	01	139,000
GRANTOR: STEEL CARRIE						
GRANTEE: PHANG BIN & LLOYD						
1207/0943	2/10/2004	QC	U	I	07	100
GRANTOR: STEEL JEFFREY						
GRANTEE: STEEL CARRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W54 S31 E54 N31$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1993	1993	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/10/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS