

IN OR 1284/588
R673312 & R673313

GILBERT JOYCE E
95005 ALOHA LANE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-0000-0003-0220



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

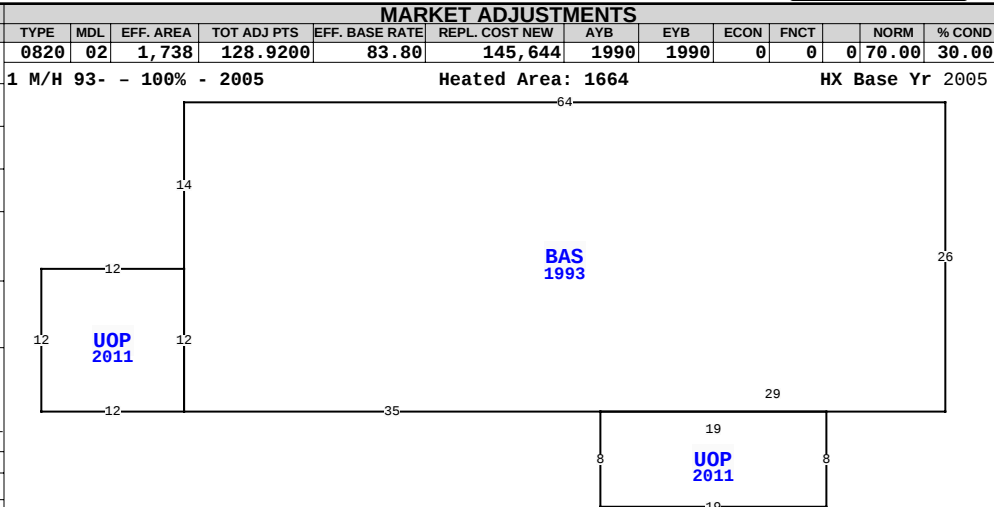
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	41,833
UOP	144	25	36	905
UOP	152	25	38	955

TOTALS	1,960	1,738	43,693
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	1.00

REVIEW DATE 06/09/2017 BY KW



95005 ALOHA LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		43,693	
TOTAL MARKET OB/XF VALUE		2,640	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		121,333	
SOH/AGL Deduction		73,345	
ASSESSED VALUE		47,988	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		22,988	
TOTAL JUST VALUE		121,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1284/0588	12/29/2004	WD	U	I	01	100	
GRANTOR: LINDSEY CARL D & CIND							
GRANTEE: GILBERT JERRY V & J							
0879/0463	4/16/1999	WD	Q	I		72,000	
GRANTOR: GILBERT JERRY & JOYCE							
GRANTEE: LINDSEY CARL & CIND							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W64 S14UOP=[YR=2011] W12 S12 E12 N12 \$S12 E35									
UOP=[YR=2011] S8 E19 N8 W19 \$ E29 N26 \$.									

TOTAL OB/XF									
2,640									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	1.00

Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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