LOT 1
1996 COUG DW/MH
OAK HILL EST #1 PB 5/90 & 91

95056 GENTRY LANE LLC
451688 STATE ROAD 200
CALLAHAN, FL 32011

2023

31-2N-28-1600-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95056 GENTRY LN, FERNANDINA BEACH

BLD DATE	03/12/2008	RK	LGL DATE	05/30/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	76,500
SOH/AGL Deduction	0
ASSESSED VALUE	76,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,500
TOTAL JUST VALUE	76,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207499	NEW CONSTR	275,606	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1887	1/06/2022	WD	Q	I	01	80,000
GRANTOR: SHARPE ZACHARY						
GRANTEE: 95056 GENTRY LANE L						
2476/1737	6/29/2021	WD	U	I	37	10,000
GRANTOR: WRIGHT MARY						
GRANTEE: SHARPE ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

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		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500							

REVIEW DATE 02/15/2022 BY KW Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS