

LOT 49 R498383 & R498384
PT OR 528/56
OAK HILL EST #1 PB 5/90 & 91

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0049-0000



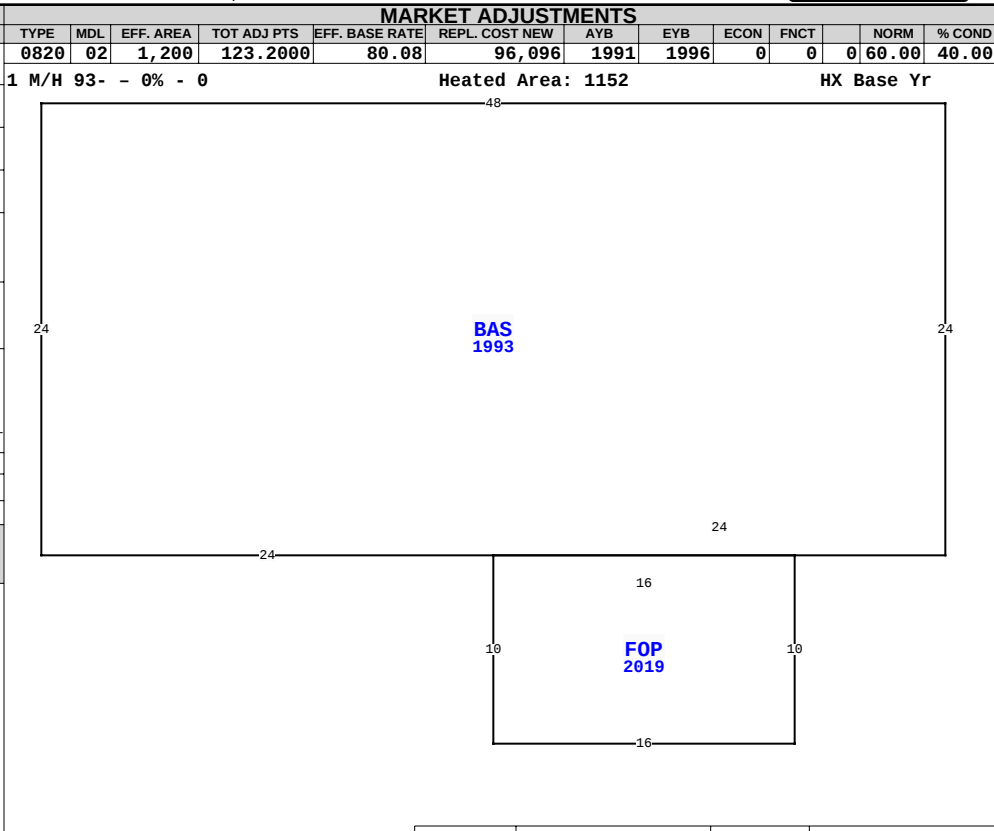
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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
BAS	1,152	100	1,152	36,901
FOP	160	30	48	1,538
TOTALS	1,312		1,200	38,438

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	706.00	SF	6.50	6.50	
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	0	3	24	72.00	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	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.20	AC	



95087 GENTRY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										38,438	
TOTAL MARKET OB/XF VALUE										17,891	
TOTAL LAND VALUE - MARKET										90,000	
TOTAL MARKET VALUE										146,329	
SOH/AGL Deduction										59,087	
ASSESSED VALUE										87,242	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										87,242	
TOTAL JUST VALUE										146,329	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										97,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6756	GARAGE	9,367	09/26/1990
8304	MH MOVE-ON	17,000	09/13/1990

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE				
0528/0056	10/05/1987	MS	U	V			18,000				

GRANTOR: GRIFFIS LEO & LOUISE
GRANTEE: CARTER JOHN & PAULA

BUILDING DIMENSIONS											
BAS=[YR=1993] W48 S24 E24 FOP=[YR=2019] S10 E16 N10 W16S E24 N24\$.											

BUILDING NOTES											