

**TOTH CAROLYN A**  
95117 LOUISE CT  
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100  
Roof Structur03GABLE/HIP 100  
Roof Cover12MODULAR MT 100  
Interior Wall05DRYWALL 100  
Interior Floo14CARPET 80  
Interior Floo08SHT VINYL 20  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
  
Bedrooms  
BathroomsFrame02WOOD FRAME 100  
  
StoriesUnits1.1. 100  
                0 100  
  
  
  
  
  
  
  
  
  
Quality03Quality Level 03  
DOR CODE0200MOBILE HOME  
MAP NUMMKT AREA04  
NEIGHBORHOOD/LOC4007.00  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 960              | 100         | 960          | 35,363               |

  

| TOTALS | 960 |  | 960 | 35,363 |
|--------|-----|--|-----|--------|
|--------|-----|--|-----|--------|

  
EXTRA FEATURES

MARKEADJUSTMENTS

TYPEMDLEFF. AREATOT ADJPTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

082002960123.200080.0876,8771989199900054.0046.00

1 M/H 93- - 0%- 0Heated Area: 960HX Base YrBAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE35,363  
TOTAL MARKET OB/XF VALUE2,490  
TOTAL LAND VALUE - MARKET75,750  
TOTAL MARKET VALUE113,603  
SOH/AGL Deduction26,809  
ASSESSED VALUE86,794  
TOTAL EXEMPTION VALUE0  
BASE TAXABLE VALUE86,794  
TOTAL JUST VALUE113,603  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE78,904

PERMIT NUMDESCRIPTIONAMTISSUED

22004359GARAGE107,78403/21/2022

7668MH MOVE-ON19,90001/31/1989

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / VRSNCDSALE PRICE

2471/05116/17/2021WDQI01100,000

GRANTOR: WILCOTT CAROL

GRANTEE: TOTHCAROLYN A

2434/11452/17/2021QCUI11100

GRANTOR: WILCOTT TERENCE

GRANTEE: WILCOTT CAROL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24 \$ .

LAND DESCRIPTIONTOTAL OBTOTAL OB/XF2,490

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LNDUNITDPH%TOTUNITPRICEADJ UNITLANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYRCONSRV

CACLSFR/MH0OR0.000.001.01AC1.001.001.0075,000.0075,000.0075,750

REVIEW DATE04/10/2019BYKWA

Total Acres: 1.01Total Land Value: 75,750Market: 0Agricultural: 0Common: 75,750PRINTED 08/02/2023 BY SYS