

LOT 53 IN OR 2052/1441
2004 CAVL DW/MH
OAK HILL ESTATES #2 PB 5/134

HARRISON TONY L & DENISE J
95011 GEORGE COURT
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0053-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

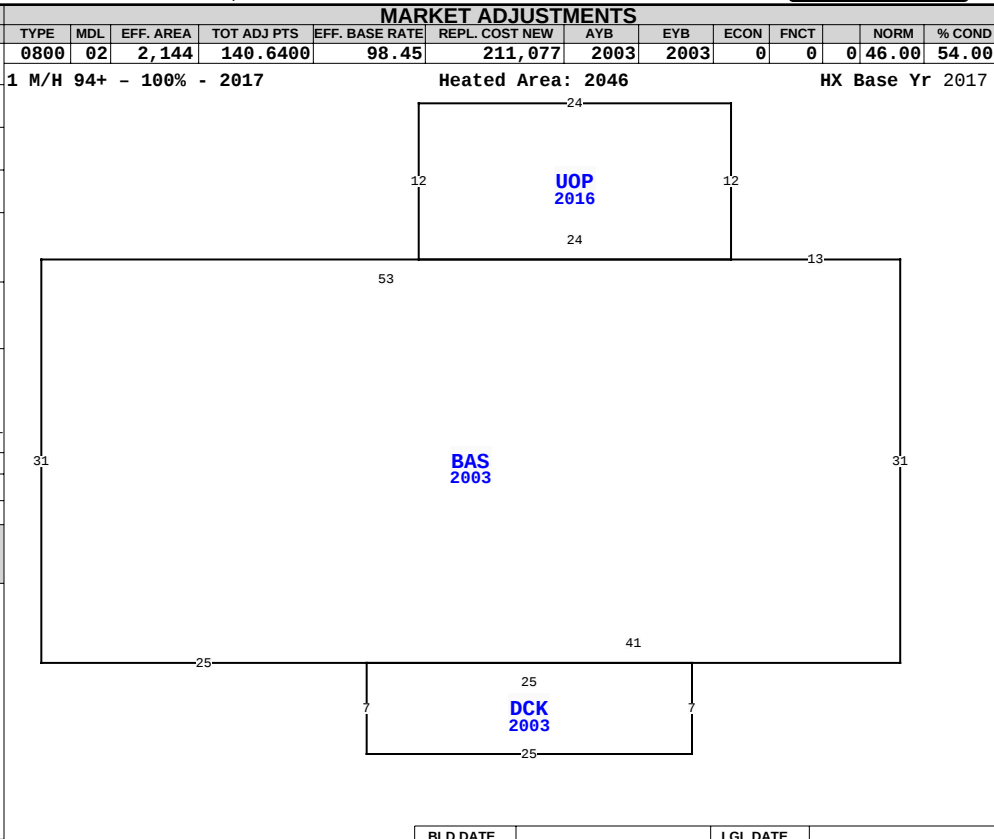
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	108,772
DCK	175	15	26	1,382
UOP	288	25	72	3,828
TOTALS	2,509		2,144	113,982

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	0812	CONCRETE C	0 100	0	0	1,346.00	SF	4.00	4.00
3	0351	CARPORT MT	0 100	20	26	520.00	SF	10.00	10.00
4	0510	GARAGE WD-	0 100	18	20	360.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.08

REVIEW DATE 04/07/2017 BY KW



95011 GEORGE CT, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.08

Total Acres: 1.08 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	113,982								
TOTAL MARKET OB/XF VALUE	13,283								
TOTAL LAND VALUE - MARKET	81,000								
TOTAL MARKET VALUE	208,265								
SOH/AGL Deduction	89,845								
ASSESSED VALUE	118,420								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	68,420								
TOTAL JUST VALUE	208,265								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	145,293								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU03417	MH MOVE-ON	0	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/1441	6/03/2016	WD	Q	I	02	130,000	
GRANTOR:MURRAY JEFFREY & BREN							
GRANTEE:HARRISON TONY L & D							
1157/1220	7/29/2003	WD	Q	V		25,900	
GRANTOR:WILLIAMS LOUISE							
GRANTEE:MURRAY JEFFREY & BR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W13 UOP=[YR=2016] N12 W24 S12 E24\$ W53 S31 E25 DCK=[YR=2003] S7 E25 N7 W25\$ E41 N31\$.									

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