BLOCK 1 LOT 2
IN OR 1585/243
1977 SATI DW/MH

KNOX MATTHEW
95066 JUSTIN COURT
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

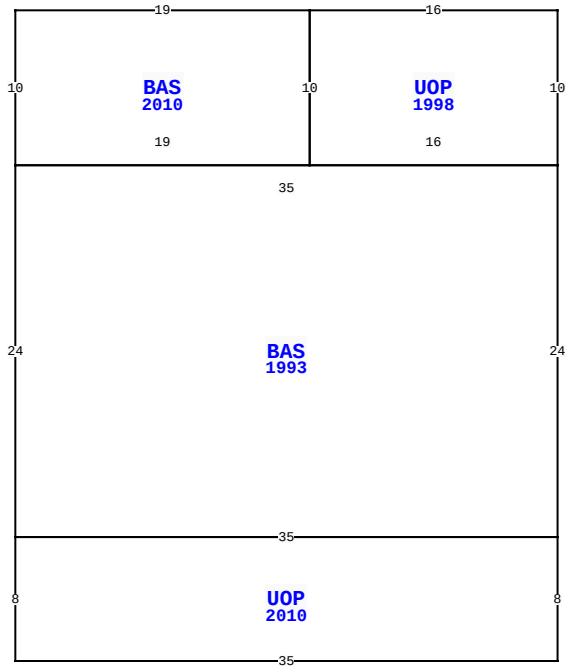
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	840	100	840	21,450
BAS	190	100	190	4,852
UOP	160	25	40	1,022
UOP	280	25	70	1,787
TOTALS	1,470		1,140	29,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	121.6000	85.12	97,037	1977	1985	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2009 Heated Area: 1030 HX Base Yr 2009



95066 JUSTIN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,111
TOTAL MARKET OB/XF VALUE		1,442
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		104,053
SOH/AGL Deduction		59,616
ASSESSED VALUE		44,437
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,437
TOTAL JUST VALUE		104,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1585/0243	9/16/2008	WD	U	I	05	65,000
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: KNOX MATTHEW						
1313/0723	4/29/2005	WD	Q	I		58,000
GRANTOR: HOFFMAN SUZANNE M						
GRANTEE: MCDUFFIE BARBARA C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W16 BAS=[YR=2010] W19 S10 BAS=[YR=1993] S24 UOP=[YR=2010] S8 E35 N8 W35 $ E35 N24 W35 $ E19 N10 $ S10 E16 N10 $.

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
1	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
2	0681	POLE SHED	0	100	7	17	119.00	SF	15.00	15.00	100	1998	1998	3	27	482	

LAND DESCRIPTION

TOTAL OB/XF 1,442

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	100		OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	75,000.00	75,000.00	73,500							

REVIEW DATE 04/28/2020 BY KWA Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS