BLOCK 1 LOT 12
IN OR 2123/1136
1997 FLEE DW/MH

BEACH KEVIN B/LECA LAURA
95114 GENTRY LN
FERNANDINA BEACH, FL 32034

**2023**

**31-2N-28-4955-0001-0120**

## BUILDING CHARACTERISTICS

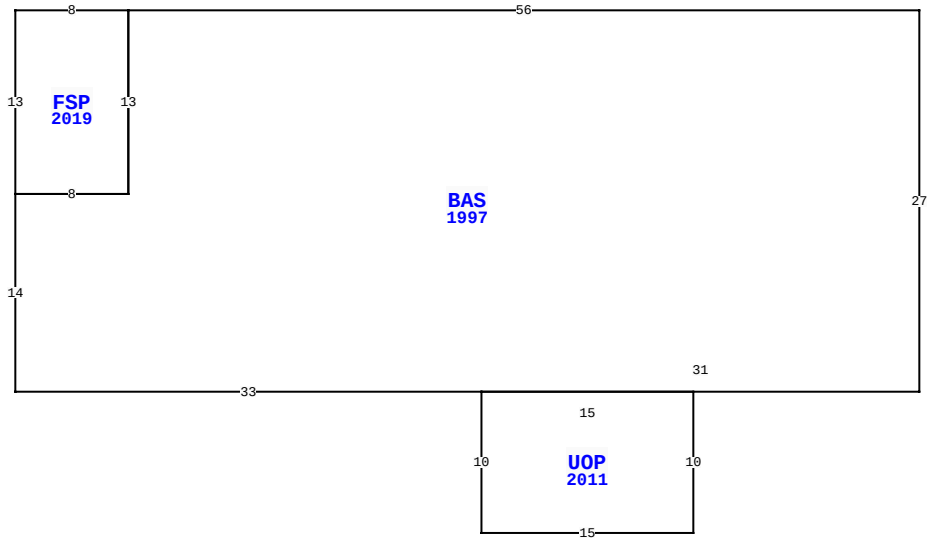
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,624 | 100 | 1,624 | 99,062 |
| FSP | 104 | 60 | 62 | 3,782 |
| UOP | 150 | 25 | 38 | 2,318 |
| TOTALS | 1,878 | | 1,724 | 105,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,724 | 150.2400 | 105.17 | 181,313 | 1997 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1624 HX Base Yr 2018




95114 GENTRY LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 105,162 |
| TOTAL MARKET OB/XF VALUE | | 2,835 |
| TOTAL LAND VALUE - MARKET | | 74,250 |
| TOTAL MARKET VALUE | | 182,247 |
| SOH/AGL Deduction | | 77,874 |
| ASSESSED VALUE | | 104,373 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 54,373 |
| TOTAL JUST VALUE | | 182,247 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 127,578 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 961596 | MH MOVE-ON | 0 | 01/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2123/1136 | 5/31/2017 | WD | Q | I | 02 | 110,000 |
| GRANTOR: BEARDEN CARL L | | | | | | |
| GRANTEE: BEACH KEVIN B & LAU | | | | | | |
| 1230/0429 | 5/13/2004 | WD | U | I | 05 | 89,000 |
| GRANTOR: CONSECO FINANCE SERVI | | | | | | |
| GRANTEE: BEARDEN CARL L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W56 FSP=[YR=2019] W8 S13 E8 N13$ S13 W8 S14 E33
UOP=[YR=2011] S10 E15 N10 W15$ E31 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 81 | 2,835 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,835

| 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 | 0.99 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 74,250 | | | | | | | |

REVIEW DATE 07/30/2020 BY KWA Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS