

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	01	NONE	100
Heating Type	01	NONE	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
BAS	1,344	100	1,344
UOP	120	25	30
			SUBAREA MARKET VALUE
			19,848
			443
TOTALS	1,464		1,374
			20,291

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,374	113.6000	73.84	101,456	1985	1985	0	0	10	70.00	20.00	
1 M/H 93- - 0% - 0													
Heated Area: 1344													
HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			20,291
TOTAL MARKET OB/XF VALUE			985
TOTAL LAND VALUE - MARKET			81,750
TOTAL MARKET VALUE			103,026
SOH/AGL Deduction			47,109
ASSESSED VALUE			55,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			55,917
TOTAL JUST VALUE			103,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/1673	2/04/2023	WD	U	I	11	100
GRANTOR: CARTER JOHN J & PAULA						
GRANTEE: LOGUE DANIEL CARLTO						
0445/0669	2/01/1985	MS	U	V		4,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														95127 GENTRY LN, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/30/2023	MLU
L N	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	0820	WOOD WALK	0	0	8	16	128.00	SF	11.75	11.75	100	2000	2000	3	40	602							
3	0680	POLE SHED	0	0	11	12	132.00	SF	10.00	10.00	100	2000	2000	3	29	383							
TOTALS																			985				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W2UOP=[YR=2009] N12 W10 S12 E10 \$ W29 S24 E56 N24 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	75,000.00	75,000.00	81,750							