BLOCK 4 LOT 2
WILLOW BRANCH ACRES PB 4/58

HULS CHARLES T
95161 GENTRY LN
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0004-0020

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

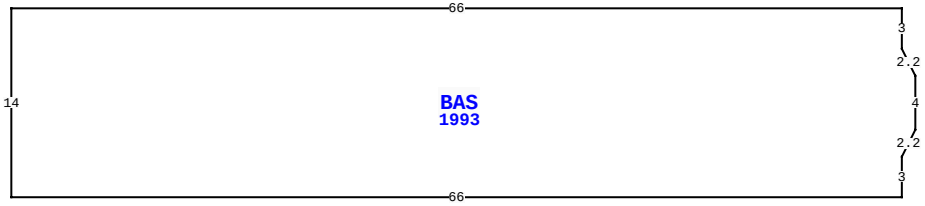
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	930	19,114
TOTALS	930		930	19,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	930	105.4000	68.51	63,714	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 930 HX Base Yr 2017



95161 GENTRY LN, 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		19,114
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		70,538
TOTAL MARKET VALUE		92,892
SOH/AGL Deduction		54,482
ASSESSED VALUE		38,410
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,410
TOTAL JUST VALUE		92,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014833	CO ISSUED	0	01/31/2023
22014833	MH MOVE-ON	0	10/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2614/1304	1/23/2023	QC	U	I	11	100
GRANTOR: NEW SHIRLEY						
GRANTEE: HULS CHARLES						
2027/1240	2/08/2016	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NEW SHIRLEY & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N3 U2 R1 N4 U2 L1 N3$.

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
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	1989	1989	3	20	1,920	
5	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	1989	1989	3	20	1,320	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	000001	C	V RS W/XFOB	100		OR	0.00	0.00	0.99	AC		1.00	1.00	0.95	75,000.00	71,250.00	70,538							

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.99 Total Land Value: 70,538 Market: 0 Agricultural: 0 Common: 70,538 PRINTED 08/02/2023 BY SYS