

IN OR 1978/1612
2002 BELLE DW/MH
ESMT IN OR 288/465

FISHER JEFFREY THOMAS
95109 BLUE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	80,984
TOTALS	2,079		2,079	80,984

EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	1243	WD DECK F	0	0	10	10			
2	1242	WD DECK A	0	0	0	0			
3	0504	FP-ELECTRI	0	0	0	0			
4	0754	FOP	0	0	18	10			
				</					

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

REVIEW DATE 07/31/2020 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	01	2,079	107.0160	74.91	155,738	2002	2002	0	0	0	48.00	52.00	
1 M/H 94+ - 0% - 0 Heated Area: 2079 HX Base Yr													
27 77 27 77 BAS 2002													

95109 BLUE LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

TOTAL OB/XF													
5,263													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		80,984	
TOTAL MARKET OB/XF VALUE		5,263	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		161,247	
SOH/AGL Deduction		48,043	
ASSESSED VALUE		113,204	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		113,204	
TOTAL JUST VALUE		161,247	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,565	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1978/1612	4/28/2015	SW	U	I	12	69,500	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: FISHER JEFFREY THOM							
1943/1888	10/27/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W77 S27 E77 N27 \$.													

Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS