BLOCK 1 LOT 3
BIG OAK PB 5/357

ALOHOMORA LLC
4440 MERRIMAC AVENUE
JACKSONVILLE, FL 32210

2023

32-2N-28-0150-0001-0030

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

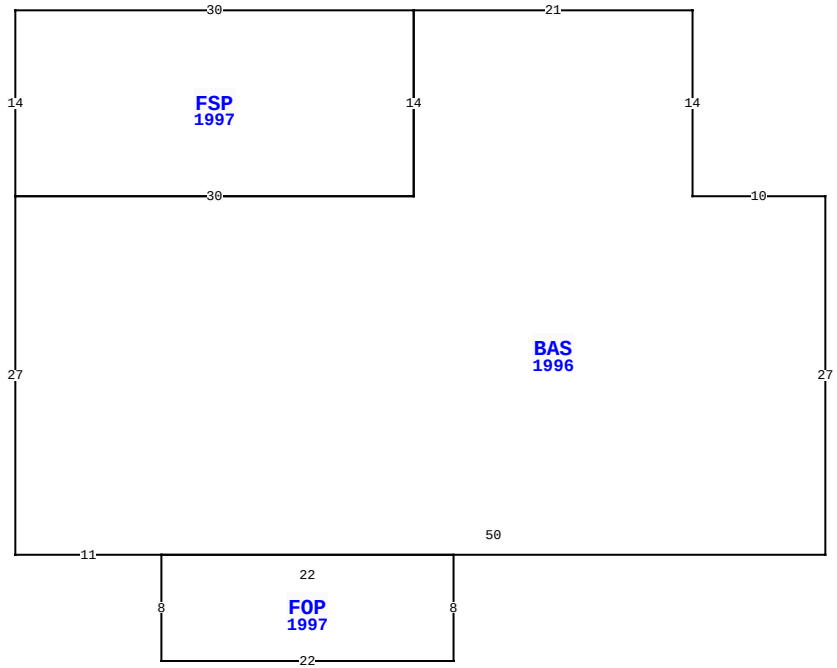
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1,941	70,062
FOP	176	30	53	1,913
FSP	420	60	252	9,096
TOTALS	2,537		2,246	81,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,246	128.9200	90.24	202,679	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1941 HX Base Yr



95185 BIG OAK AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,072
TOTAL MARKET OB/XF VALUE	11,594
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	177,666
SOH/AGL Deduction	57,186
ASSESSED VALUE	120,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,480
TOTAL JUST VALUE	177,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 02821	XFOB	2,040	07/16/1996
96 1224	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0540	3/03/2023	WD	Q	I	01	161,700
GRANTOR: GOODSON ROBERT E						
GRANTEE: ALOHOMORA LLC						
2209/1376	7/09/2018	SW	U	I	12	86,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GOODSON ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N14 W21 FSP=[YR=1997] W30 S14 E30 N14$ S14 W30 S27 E11 FOP=[YR=1997] S8 E22 N8 W22$ E50 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0810	CONCRETE A	0	0	44	2	88.00	SF	6.50	6.50	100	1997	1997	3	75	429	
6	0810	CONCRETE A	0	0	0	0	819.00	SF	6.50	6.50	100	1997	1997	3	75	3,993	
8	0811	CONCRETE B	0	0	39	28	1,092.00	SF	5.20	5.20	100	1998	1998	3	77	4,372	

LAND DESCRIPTION

TOTAL OB/XF 11,594

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/14/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS