

BLOCK 1 LOT 4
IN OR 1986/1021
R672476 & R672477

LYLE GLYNDA ASHLEY & JOSEPH B
95153 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0040



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		4 100
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	

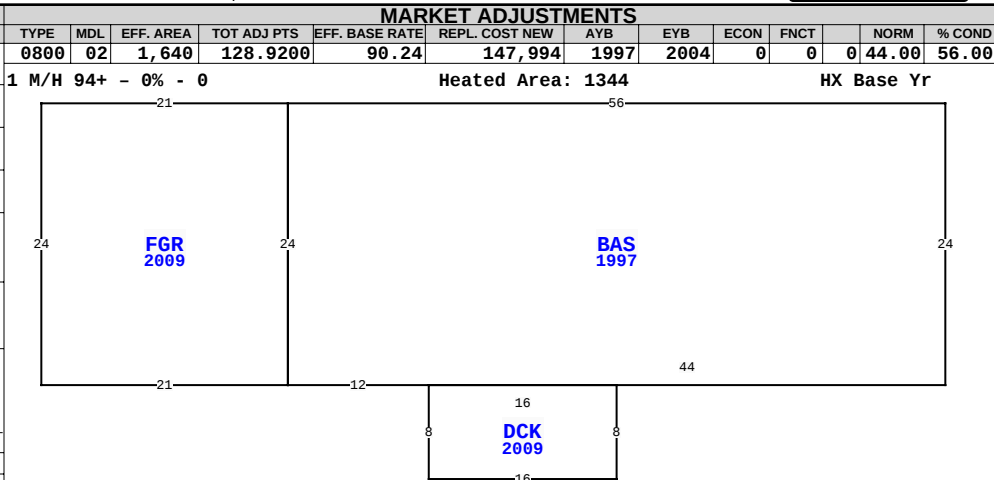
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	67,918
DCK	128	15	19	960
FGR	504	55	277	13,998

TOTALS	1,976	1,640	82,877
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	18	17			306.00	SF	1994
2	0811	CONCRETE B	0	0	0	0			600.00	SF	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	07/08/2020	BY	KWA
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95153 BIG OAK AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
35.00	100	1994	1994	3	23	2,463	
5.20	100	1998	1998	3	77	2,402	

TOTAL OB/XF											
4,865											

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	82,877		
TOTAL MARKET OB/XF VALUE	4,865		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	172,742		
SOH/AGL Deduction	61,236		
ASSESSED VALUE	111,506		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	111,506		
TOTAL JUST VALUE	172,742		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	113,318		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971850	MH MOVE-ON	0	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1986/1021	6/19/2015	WD	Q	I	01
					84,200
GRANTOR: DWINNELL JOSEPH E JR					
GRANTEE: LYLE GLYNDA ASHLEY					
0801/1904	8/04/1997	WD	Q	I	23,000
GRANTOR: GATES CARLENE					
GRANTEE: DWINNELL JOSEPH E J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W56FGR=[YR=2009] W21 S24 E21 N24 \$ S24 E12											
DCK=[YR=2009] S8 E16 N8 W16 \$ E44 N24\$.											