BLOCK 1 LOT 5
IN OR 782/201
R673708 & R673709

LANDRUM CARL J
95129 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

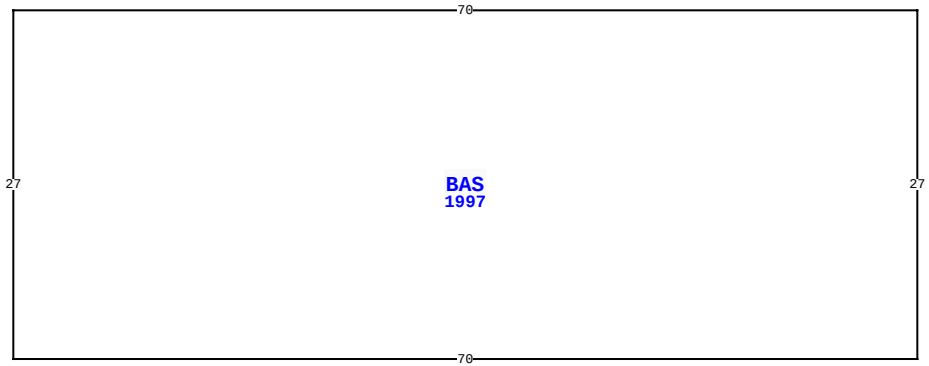
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	93,228
TOTALS	1,890		1,890	93,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	135.5200	94.86	179,285	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1998 Heated Area: 1890 HX Base Yr 1998



95129 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		93,228
TOTAL MARKET OB/XF VALUE		3,348
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		181,576
SOH/AGL Deduction		114,108
ASSESSED VALUE		67,468
TOTAL EXEMPTION VALUE	HX HB	42,468
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		181,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961614	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/0201	1/14/1997	WD	Q	V		16,500
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: LANDRUM CARL J						
0775/1273	10/31/1996	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SHEFFIELD WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W70 S27 E70 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	152.00	SF	10.00	10.00	100	1997	1997	3	20	304	
3	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	2000	2000	3	29	209	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS