

BLOCK 1 LOT 8 2002 JACO DW
IN OR 1797/90
BIG OAK PB 5/357

KING VIRGINIA D
95045 BIG OAK AV
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0080



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	11	CLAY TILE 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

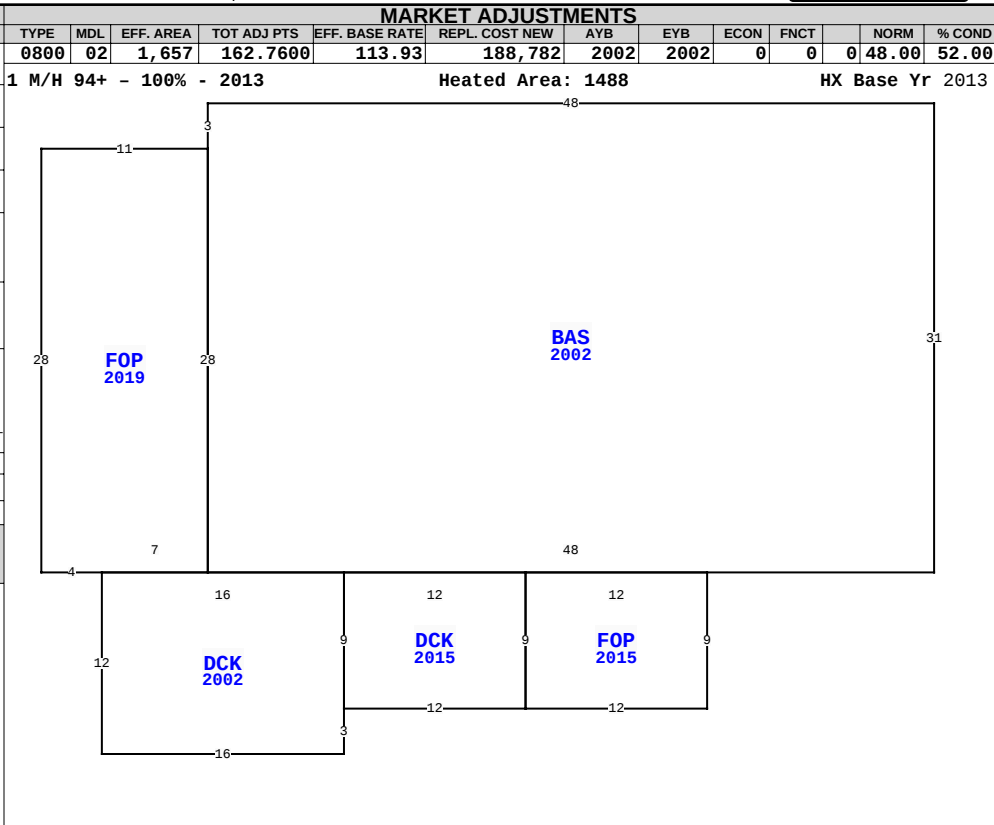
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	88,155
DCK	192	15	29	1,718
DCK	108	15	16	948
FOP	108	30	32	1,896
FOP	308	30	92	5,451

TOTALS	2,204		1,657	98,167
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0811	CONCRETE B	0	100	0	0	557.00	SF	5.20
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00
5	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00
6	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00



95045 BIG OAK AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
3	0811	CONCRETE B	0	100	0	0	557.00	SF	5.20	5.20	100	2008	2008	3	90	2,607	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2008	2008	3	56	11,290	
5	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	2015	2015	3	81	21,773	
6	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2016	2016	3	78	2,808	

TOTAL OB/XF													38,478		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		98,167	
TOTAL MARKET OB/XF VALUE		38,478	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		221,645	
SOH/AGL Deduction		136,016	
ASSESSED VALUE		85,629	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		35,629	
TOTAL JUST VALUE		221,645	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,272	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530895	GARAGE	16,643	07/01/2015
B1226509	REPAIR/RRF	850	10/01/2012
MHU01370	MH MOVE-ON	1,305	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1797/0090	6/06/2012	WD	U	I	12	50,900	
GRANTOR:US BANK NA TRUSTEE							
GRANTEE:KING VIRGINIA D							
1794/1183	5/08/2012	WD	U	I	12	96,600	
GRANTOR:CARR FRANK EDWARD & T							
GRANTEE:US BANK NA TRUSTEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W48 S3 FOP=[YR=2019] W11 S28 E4 DCK=[YR=2002] S12 E16 N3 DCK=[YR=2015] E12 FOP=[YR=2015] E12 N9 W12 S9\$ N9 W12 S9\$ N9 W16\$ E7 N28\$ S28 E48 N31\$.									