BLOCK 1 LOT 10
R674065 & R674066
BIG OAK PB 5/357

ASHMEAD JOHN W
95179 PETUNIA CT
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0100

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	11	CLAY TILE 100
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

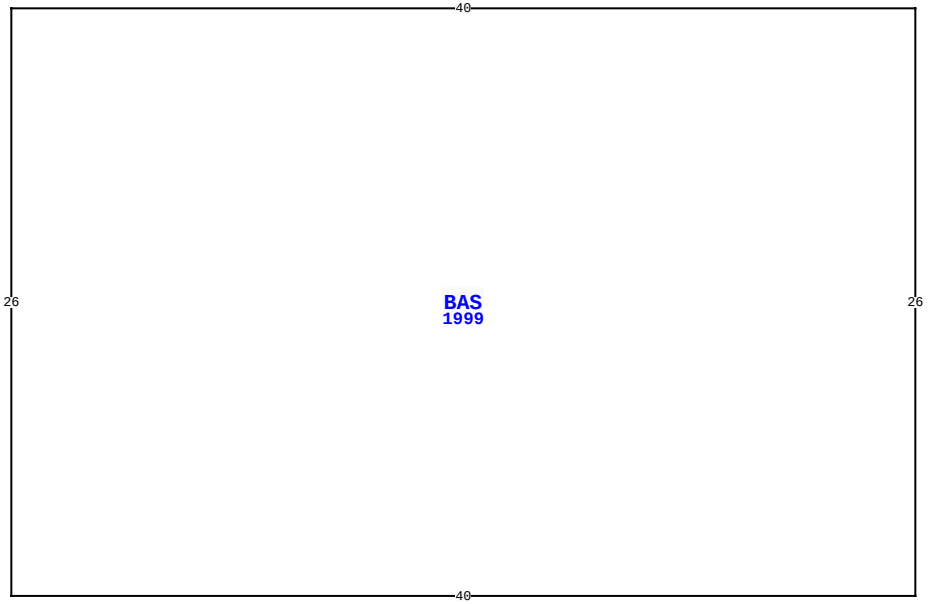
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	84,495
TOTALS	1,040		1,040	84,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	161.2000	112.84	117,354	1984	2012	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1040 HX Base Yr



95179 PETUNIA CT, 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	84,495
TOTAL MARKET OB/XF VALUE	2,328
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	171,823
SOH/AGL Deduction	46,591
ASSESSED VALUE	125,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,232
TOTAL JUST VALUE	171,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95764	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1306	5/01/2020	WD	Q	I	02	134,000
GRANTOR: KHANNA CHRISTINE & SU						
GRANTEE: ASHMEAD JOHN W & GE						
1755/1623	9/02/2011	WD	Q	I	01	44,000
GRANTOR: WELLS EUGENE M & FAYE						
GRANTEE: KHANNA CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S26 E40 N26$.

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	1242	WD DECK A	0	0	19	10	190.00	SF	10.00	10.00	100	1999	1999	3	20	380	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1999	1999	3	28	1,540	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
4	1242	WD DECK A	0	0	12	13	156.00	SF	10.00	10.00	100	1995	1995	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 2,328

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 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS