

BLOCK 1 LOT 11
IN OR 1480/1859
2002 CHNC DW

VINCENT WAYNE L & WENDY L
95177 PETUNIA COURT
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0110



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 90		
Interior Floo	08	SHT VINYL 10		
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	03	Quality Level 03		
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	1,836	100	1,836	78,593
USP	176	50	88	3,767
TOTALS	2,012		1,924	82,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,924	117.6000	82.32	158,384	2002	2002	0	0	0	48.00
1 M/H 94+ - 100% - 2008				Heated Area: 1836				HX Base Yr 2008			
27 66 16 11 11 2 68 16 USP 2008 BAS 2002											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
				INC DATE				AG DATE			

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					82,360				
TOTAL MARKET OB/XF VALUE					17,640				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					185,000				
SOH/AGL Deduction					100,834				
ASSESSED VALUE					84,166				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					34,166				
TOTAL JUST VALUE					185,000				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					120,242				
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1859		2/26/2007		WD	Q	I		149,900	
GRANTOR:MOORIAN DAVID & ALICE									
GRANTEE:VINCENT WAYNE L & W									
1183/0823		10/23/2003		WD	Q	I		107,600	
GRANTOR:WELLS EUGENE M & ALIC									
GRANTEE:MOORIAN DAVID & ALI									
BUILDING NOTES									