BLOCK 1 LOT 12
BIG OAK PB 5/357

DORAN JEREMY & SHELBY L
95157 PETUNIA COURT
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0120

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

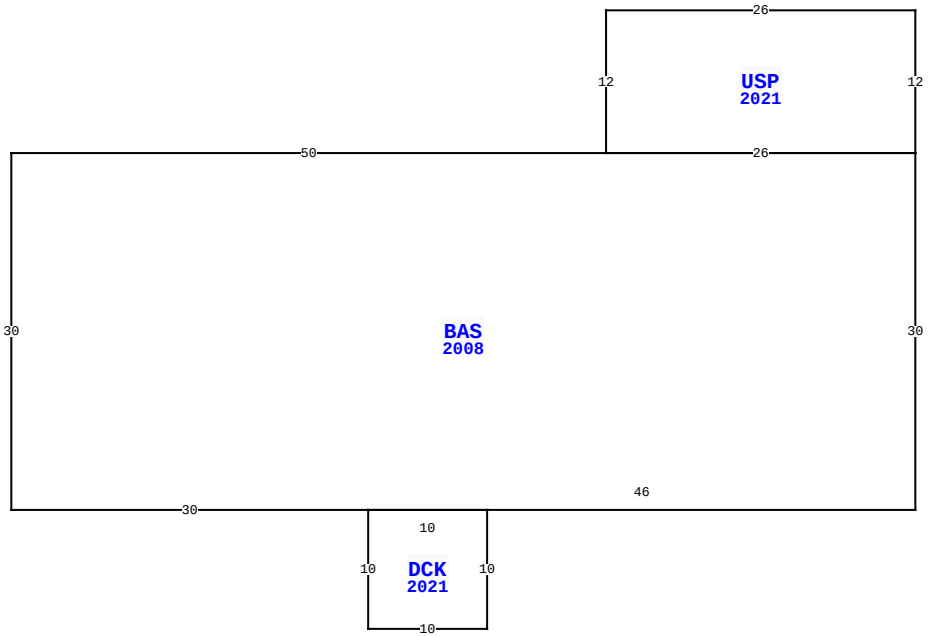
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	115,027
DCK	100	15	15	757
USP	312	50	156	7,870
TOTALS	2,692		2,451	123,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,451	128.7000	90.09	220,811	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

95157 PETUNIA CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,046
TOTAL MARKET OB/XF VALUE		13,322
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		240,368
SOH/AGL Deduction		30,870
ASSESSED VALUE		209,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,498
TOTAL JUST VALUE		240,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632293	GR/UT-CR/PT	42,846	05/01/2016
95-895	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1116	8/22/2022	WD	Q	I	01	287,000
GRANTOR: MASSENGILL MICHAEL						
GRANTEE: DORAN JEREMY & SHEL						
1797/1563	6/12/2012	WD	U	I	30	100
GRANTOR: MASSENGILL BUDDY						
GRANTEE: MASSENGILL MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W26 S12 BAS=[YR=2008] W50 S30 E30
DCK=[YR=2021] S10 E10 N10 W10$ E46 N30 W26$ E26 N12$.

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
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	75	9,450	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
5	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	2016	2016	3	97	757	

LAND DESCRIPTION

TOTAL OB/XF 13,322

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

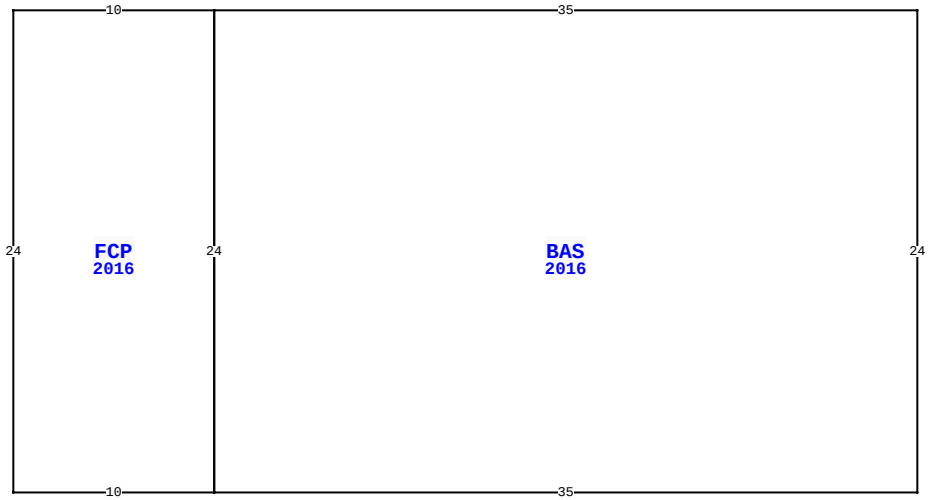
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	17,166
FCP	240	25	60	1,226
TOTALS	1,080		900	18,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	21.74	19,566	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



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1797/1563	6/12/2012	WD	U	I	30	100
GRANTOR: MASSENGILL BUDDY						
GRANTEE: MASSENGILL MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W35 FCP=[YR=2016] W10 S24 E10 N24$ S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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