BLOCK 1 LOT 15
BIG OAK PB 5/357

DAVIS KATHRINE
95148 COLNAGO CT
FERNANDINA BEACH, FL 32034

2023

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

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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

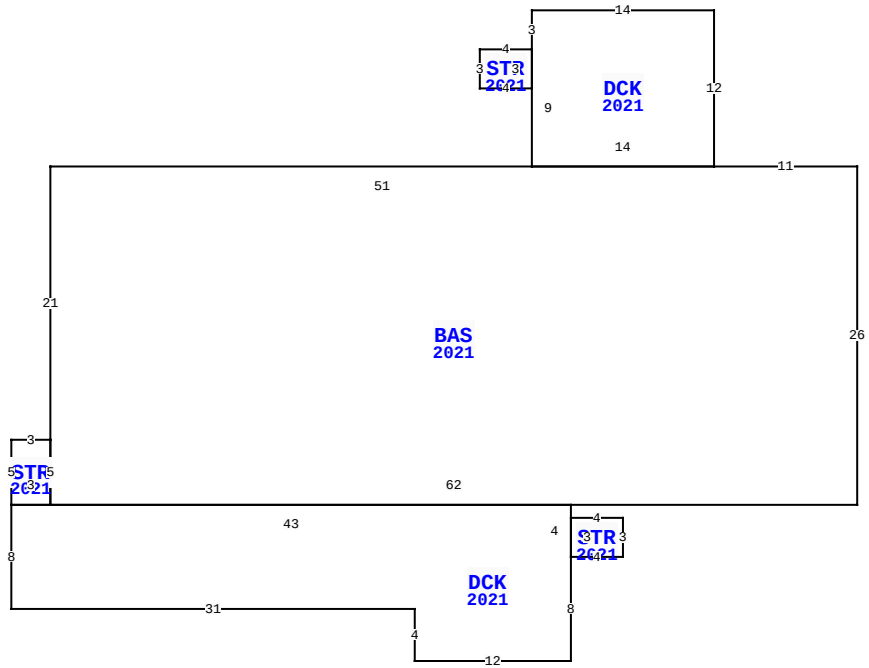
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	143,773
DCK	168	15	25	2,229
DCK	392	15	59	5,262
STR	12	10	1	89
STR	12	10	1	89
STR	15	10	2	178
TOTALS	2,211		1,700	151,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,700	128.7000	90.09	153,153	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2023 Heated Area: 1612 HX Base Yr



95027 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	183,653
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	268,653
SOH/AGL Deduction	0
ASSESSED VALUE	268,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,653
TOTAL JUST VALUE	268,653
NCON VALUE	32,032
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007201	ADDITION	40,071	08/01/2022
MH10854	CO ISSUED	0	02/28/2022
MH10854	MH MOVE-ON	0	08/01/2021
B2109732	DEMOLITION	2,500	07/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/0665	7/11/2022	WD	Q	I	01	295,000
GRANTOR: DOSTERMAN LLC						
GRANTEE: DAVIS KATHRINE						
2438/0748	3/01/2021	WD	Q	I	01	63,000
GRANTOR: BEDELL HARRIET RUSHAW						
GRANTEE: DOSTERMAN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 DCK=[YR=2021] N12 W14 S3 STR=[YR=2021] W4 S3 E4 N3$ S9 E14$ W51 S21 STR=[YR=2021] W3 S5 DCK=[YR=2021] S8 E31 S4 E12 N8 STR=[YR=2021] E4 N3 W4 S3$ N4 W43$ E3 N5$ S5 E62 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

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
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 11/28/2022 BY DJ 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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2023

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NASSAU COUNTY PROPERTY

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	01	MINIMUM 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

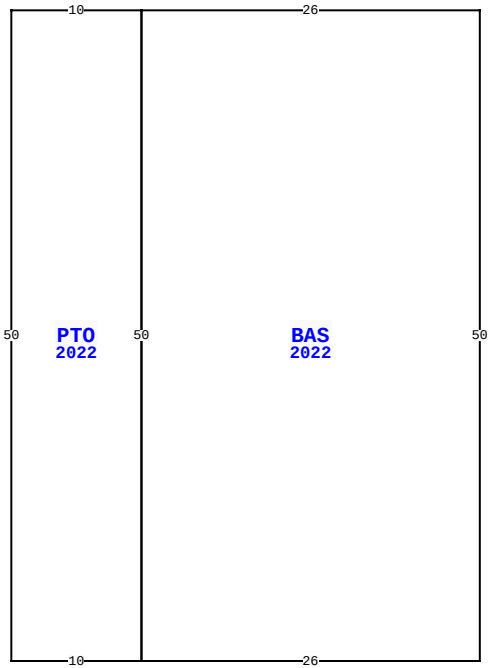
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	31,429
PTO	500	5	25	605
TOTALS	1,800		1,325	32,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,325	69.7840	24.42	32,356	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2023 Heated Area: 1300 HX Base Yr



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ASSESSED VALUE	268,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,653
TOTAL JUST VALUE	268,653
NCON VALUE	32,032
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,375

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GRANTOR: DOSTERMAN LLC						
GRANTEE: DAVIS KATHRINE						
2438/0748	3/01/2021	WD	Q	I	01	63,000
GRANTOR: BEDELL HARRIET RUSHAW						
GRANTEE: DOSTERMAN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 PTO=[YR=2022] W10 S50 E10 N50$ S50 E26 N50$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS