BLOCK 2 LOT 1
BIG OAK PB 5/357

WILLIAMS DONALD ET AL/STEPHAN BRIAN EDWARD & AMBER
95232 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

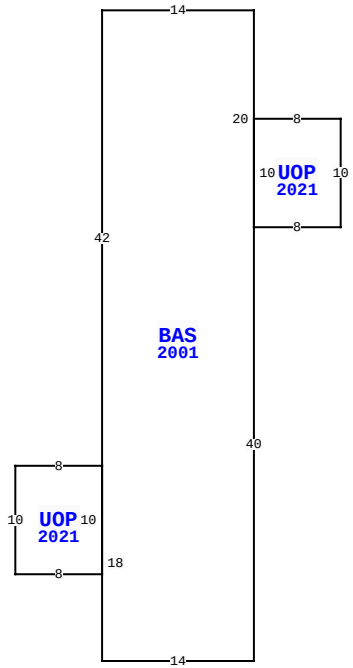
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	19,999
UOP	80	25	20	476
UOP	80	25	20	476
TOTALS	1,000		880	20,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	880	122.1000	79.36	69,837	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



95232 BIG OAK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,951
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	105,951
SOH/AGL Deduction	50,533
ASSESSED VALUE	55,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,418
TOTAL JUST VALUE	105,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992614	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1833	5/18/2023	WD	Q	I	01	162,500
GRANTOR: SILTERRY INC						
GRANTEE: WILLIAMS DONALD ET						
0942/1634	7/31/2000	WD	U	I	07	100
GRANTOR: LANE JESSIE II & MELI						
GRANTEE: SILTERRY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 S42 UOP=[YR=2021] W8 S10 E8 N10$ S18 E14 N40 UOP=[YR=2021] E8 N10 W8 S10$ N20$.

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 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