

BLOCK 2 LOT 2
IN OR 1517/344
1997 GENERAL DW/MH

VAN WEY MICHAEL P & LAURENE A
95216 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 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	1,976	100	1,976	61,580
TOTALS	1,976		1,976	61,580

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
2	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	1997
3	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	43.75	43.75	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	1,976	106.0000	74.20	146,619	1997	1997	0	0	0 58.00	42.00
1 M/H 94+ - 100% - 2007											
Heated Area: 1976											
HX Base Yr 2007											

95216 BIG OAK AVE, FERNANDINA BEACH																	
BLD DATE				06/26/2007				RK		LGL DATE							
XF DATE										LAND DATE							
INC DATE										AG DATE							
										05/26/2023							
										MLU							

TOTAL OB/XF											
40,206											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
PAGE 1 of 1											
VALUATION BY											STANDARD
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											61,580
TOTAL MARKET OB/XF VALUE											40,206
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											186,786
SOH/AGL Deduction											98,180
ASSESSED VALUE											88,606
TOTAL EXEMPTION VALUE											50,000
HX HB											
BASE TAXABLE VALUE											38,606
TOTAL JUST VALUE											186,786
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											110,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26122	ADDITION	16,762	06/01/2012
E24924	MOBILE HOME	0	04/01/2012
961587	MH MOVE-ON	0	01/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1517/0344	8/06/2007	WD	U	I	07	100			
GRANTOR: VANWEY MICHAEL P									
GRANTEE: VANWEY MICHAEL P &									
1507/1542	6/25/2007	QC	U	I	01	100			
GRANTOR: VAN WEY MICHAEL P									
GRANTEE: VAN WEY MICHAEL P &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=2006] W76 S26E76 N26 \$.											
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