

BLOCK 2 LOT 4  
IN OR 1474/1270  
R672429 & R672430 & R672431

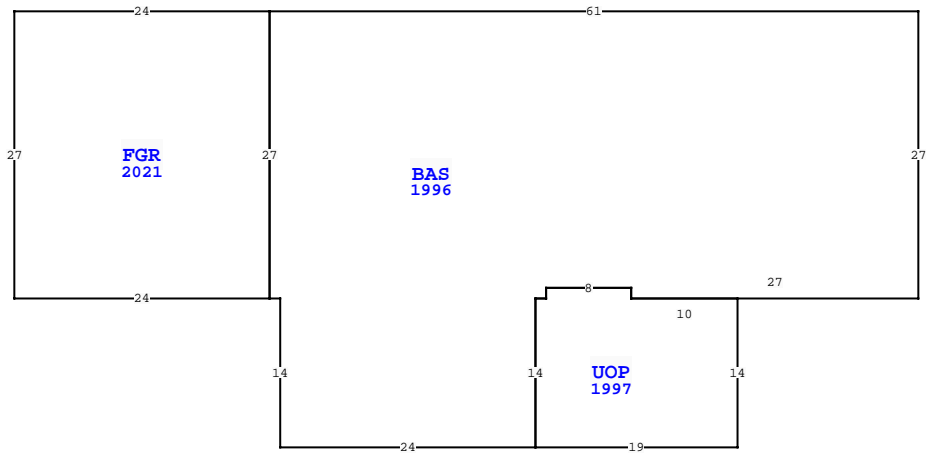
YOUNG JERRY JR/WILLIAMS MARY  
95158 BIG OAK AVE  
FERNANDINA BEACH, FL 32034-1307

**2023**

32-2N-28-0150-0002-0040

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |                      |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT                  | CD               |                  |                      |
| Exterior Wall            | 30               | VINYL 100        |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |                      |
| Interior Wall            | 05               | DRYWALL 100      |                      |
| Interior Floor           | 14               | CARPET 80        |                      |
| Interior Floor           | 08               | SHT VINYL 20     |                      |
| Air Condition            | 03               | CENTRAL 100      |                      |
| Heating Type             | 04               | AIR DUCTED 100   |                      |
| Bedrooms                 |                  | 3 100            |                      |
| 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         |
| BAS                      | 1,975            | 100              | 1,975                |
| FGR                      | 648              | 55               | 356                  |
| UOP                      | 274              | 25               | 68                   |
|                          |                  |                  | SUBAREA MARKET VALUE |
|                          |                  |                  | 85,548               |
|                          |                  |                  | 15,420               |
|                          |                  |                  | 2,945                |
| TOTALS                   | 2,897            |                  | 2,399                |
|                          |                  |                  | 103,913              |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |       |        |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800  | 02  | 2,399     | 128.9200    | 90.24          | 216,486        | 1996 | 2000 | 0    | 0    | 52.00 | 48.00  |
| 1 M/H 94+ - 100% - 1997 Heated Area: 1975 HX Base Yr 1997 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |       | PAGE 1 of 1 | 4       |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY         |       |             |         |
| VALUATION BY              |       | STANDARD    |         |
| Tax Group: 4              |       | Tax Dist:   |         |
| BUILDING MARKET VALUE     |       |             | 103,913 |
| TOTAL MARKET OB/XF VALUE  |       |             | 5,894   |
| TOTAL LAND VALUE - MARKET |       |             | 85,000  |
| TOTAL MARKET VALUE        |       |             | 194,807 |
| SOH/AGL Deduction         |       |             | 107,216 |
| ASSESSED VALUE            |       |             | 87,591  |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,000  |
| BASE TAXABLE VALUE        |       |             | 37,591  |
| TOTAL JUST VALUE          |       |             | 194,807 |
| NCON VALUE                |       |             | 0       |
| INCOME VALUE              |       |             |         |
| PREVIOUS YEAR MKT VALUE   |       |             | 129,396 |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 981220     | REPAIR/RRF  | 0     | 08/01/1998 |
| 9704037    | XFOB        | 3,400 | 06/01/1997 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1474/1270                    | 1/29/2007 | QC        | U   | I   | 01     | 50,800     |
| GRANTOR: YOUNG JERRY JR      |           |           |     |     |        |            |
| GRANTEE: YOUNG JERRY JR & MA |           |           |     |     |        |            |
| 0730/0889                    | 5/26/1995 | QC        | U   | V   | 06     | 15,000     |
| GRANTOR: STEWART W DENISE    |           |           |     |     |        |            |
| GRANTEE: YOUNG JERRY JR      |           |           |     |     |        |            |

| 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 |
| 1                 | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1996    | 1996        | 3 | 80     | 2,800           |       |
| 3                 | 0350       | CARPORT WD  | 0       | 100 | 20 | 400.00 | SF | 6.50     | 6.50           | 100       | 1997    | 1997        | 3 | 20     | 520             |       |
| 4                 | 0680       | POLE SHED   | 0       | 100 | 18 | 360.00 | SF | 10.00    | 10.00          | 100       | 1998    | 1998        | 3 | 27     | 972             |       |
| 5                 | 0810       | CONCRETE A  | 0       | 100 | 0  | 320.00 | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 1,602           |       |
| TOTAL OB/XF 5,894 |            |             |         |     |    |        |    |          |                |           |         |             |   |        |                 |       |

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

| BUILDING NOTES                      |  |
|-------------------------------------|--|
| 95158 BIG OAK AVE, FERNANDINA BEACH |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |