BLOCK 2 LOT 6
R672360 & R672361
BIG OAK PB 5/357

RAMEY CLINTON A JR & MARGARET M
95096 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0060

BUILDING CHARACTERISTICS

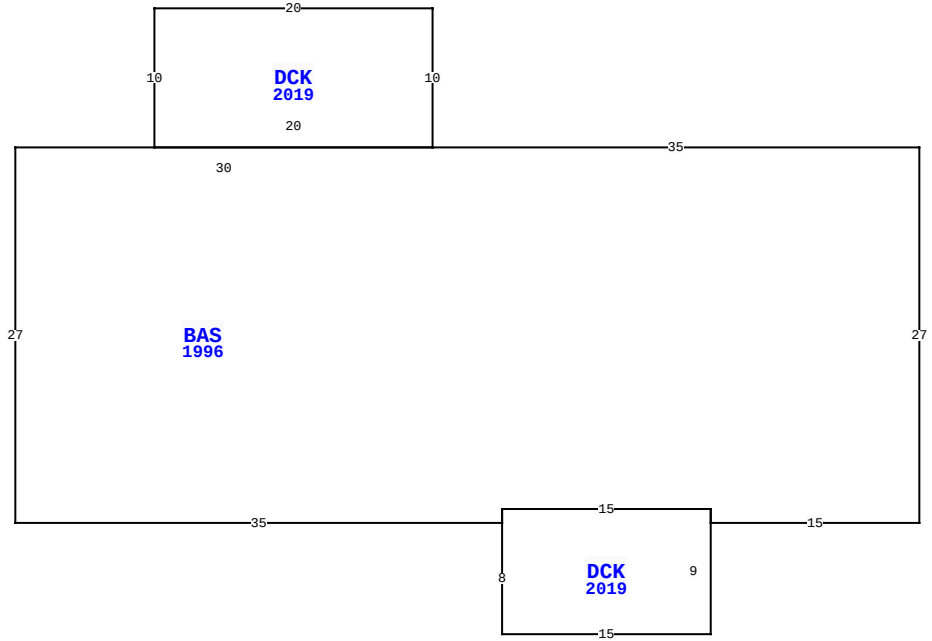
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,740	100	1,740	117,043
DCK	135	15	20	1,345
DCK	200	15	30	2,018
TOTALS	2,075		1,790	120,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,790	160.1600	112.11	200,677	1996	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2022 Heated Area: 1740 HX Base Yr 2022



95096 BIG OAK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,782
TOTAL MARKET OB/XF VALUE		6,409
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		218,191
SOH/AGL Deduction		66,442
ASSESSED VALUE		151,749
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,749
TOTAL JUST VALUE		218,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311380	XFOB	13,200	07/01/2003
961401	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/1792	6/14/2019	WD	Q	I	01	145,000
GRANTOR: TATE LOIS J L/E						
GRANTEE: RAMEY CLINTON A JR						
2197/1562	5/21/2018	LE	U	I	11	100
GRANTOR: TATE LOIS J						
GRANTEE: CHAPLAUSKE DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W35 DCK=[YR=2019] N10 W20 S10 E20$ W30 S27 E35
DCK=[YR=2019] S8 E15 N9 W15 S1$ N1 E15 S1 E15 N27$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	
3	0810	CONCRETE A	0	100	40	7	280.00	SF	6.50	6.50	100	2003	2003	3	84	1,529	

LAND DESCRIPTION

TOTAL OB/XF 6,409

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/14/2020 BY KW 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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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

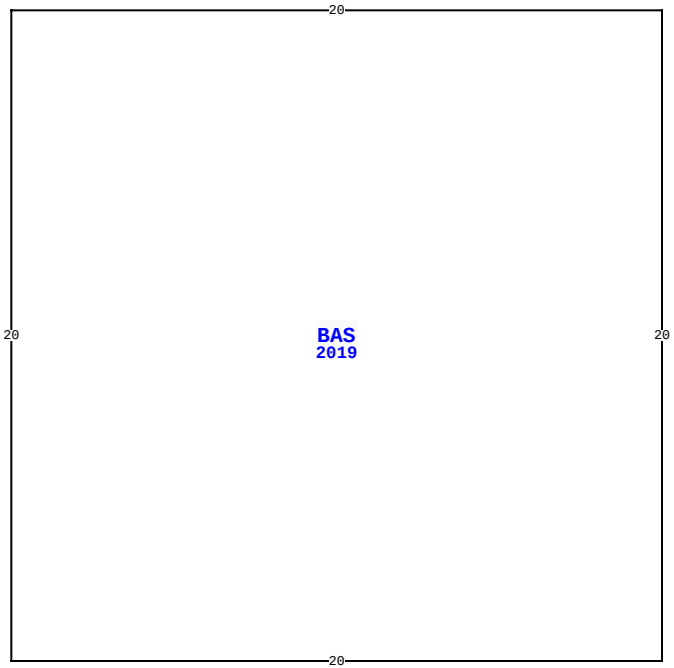
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	6,376
TOTALS	400		400	6,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	22.14	8,856	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2022 Heated Area: 400 HX Base Yr 2022



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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 02/14/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS