BLOCK 2 LOT 9 R621884
IN OR 1963/1656
BIG OAK PB 5/357

O'BERRY PAUL S & BRITTANY N
95118 PETUNIA CT
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

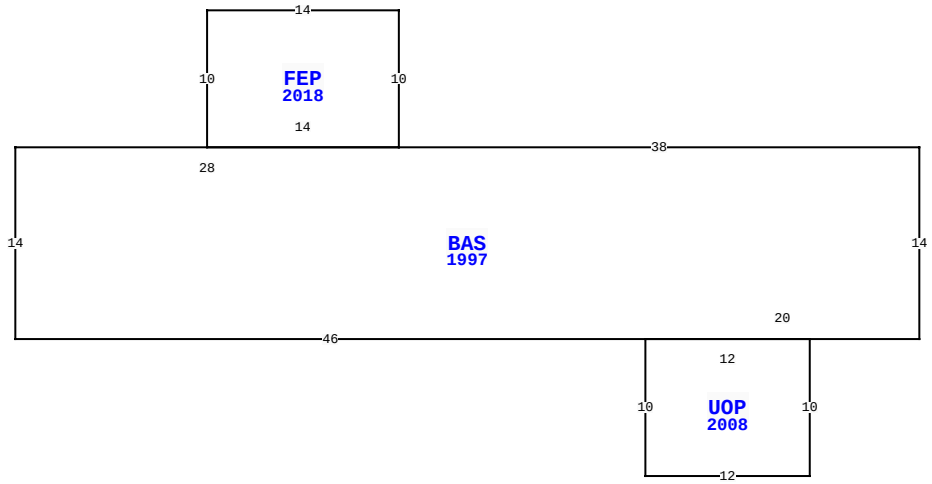
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	924	32,239
FEP	140	85	119	4,152
UOP	120	25	30	1,047
TOTALS	1,184		1,073	37,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,073	107.3600	69.78	74,874	1993	2001	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2021 Heated Area: 1043 HX Base Yr 2021



95118 PETUNIA CT, FERNANDINA BEACH

BLD DATE	06/16/2009	RK	LGL DATE	05/26/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,437
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		122,437
SOH/AGL Deduction		48,323
ASSESSED VALUE		74,114
TOTAL EXEMPTION VALUE	HX HB	49,114
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-1295	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1656	2/18/2015	WD	Q	I	01	50,000
GRANTOR: BERGHOEFER JOYCE L TR						
GRANTEE: O'BERRY PAUL S & BR						
1447/0299	9/26/2006	WD	Q	I		69,000
GRANTOR: LANG RAY L & DORIS A						
GRANTEE: BERFHOEFER JOYCE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W38 FEP=[YR=2018] N10 W14 S10 E14 $ W28 S14 E46 UOP=[YR=2008] S10 E12 N10 W12 $ E20 N14 $.

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

REVIEW DATE 03/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS