PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 481/138 & ESMT IN
OR 230/311

PARKER ANN ELIZABETH DASSINGER
117 LUNKER LODGE RD
GEORGETOWN, FL 32139

2023

35-2N-28-0000-0001-0150

NASSAU COUNTY PROPERTY

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	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	04	Quality Level 04

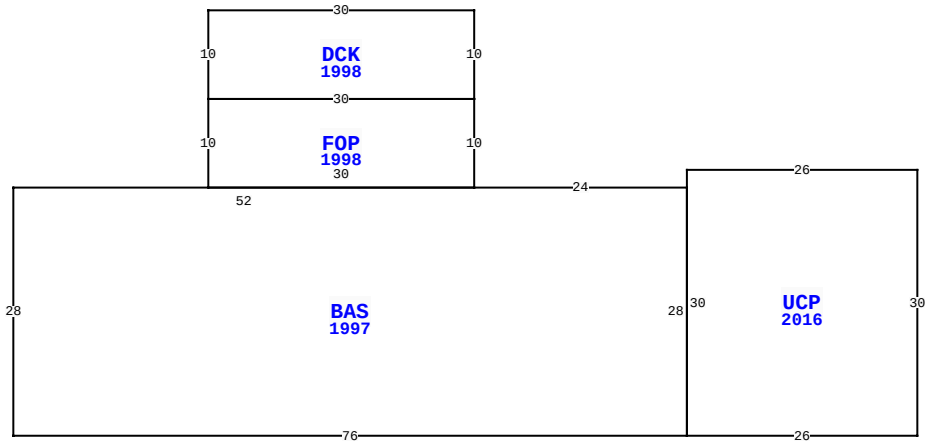
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	80,653
DCK	300	15	45	1,706
FOP	300	30	90	3,411
UCP	780	20	156	5,912
TOTALS	3,508		2,419	91,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,419	128.9200	90.24	218,291	1997	1997	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 2023 Heated Area: 2128 HX Base Yr



85139 PATRICIA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,682
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	303,000
TOTAL MARKET VALUE	394,682
SOH/AGL Deduction	0
ASSESSED VALUE	394,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	394,682
TOTAL JUST VALUE	394,682
NCON VALUE	91,686
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971757	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0148/0667	1/01/1973	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						
0148/0667	1/01/1973	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 FOP=[YR=1998] N10 DCK=[YR=1998] N10 W30 S10 E30 $ W30 S10 E30 $ W52 S28 E76 UCP=[YR=2016] E26 N30 W26 S30$ N28 $.

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	4.04	AC		1.00	1.00	1.00	75,000.00	75,000.00	303,000							

REVIEW DATE 05/18/2017 BY KW Total Acres: 4.04 Total Land Value: 303,000 Market: 0 Agricultural: 0 Common: 303,000 PRINTED 08/02/2023 BY SYS