

E290.37 FT OF S150 FT OF LOT 1
IN OR 1297/263 1/2 HX INT
2004 JACO TW/MH

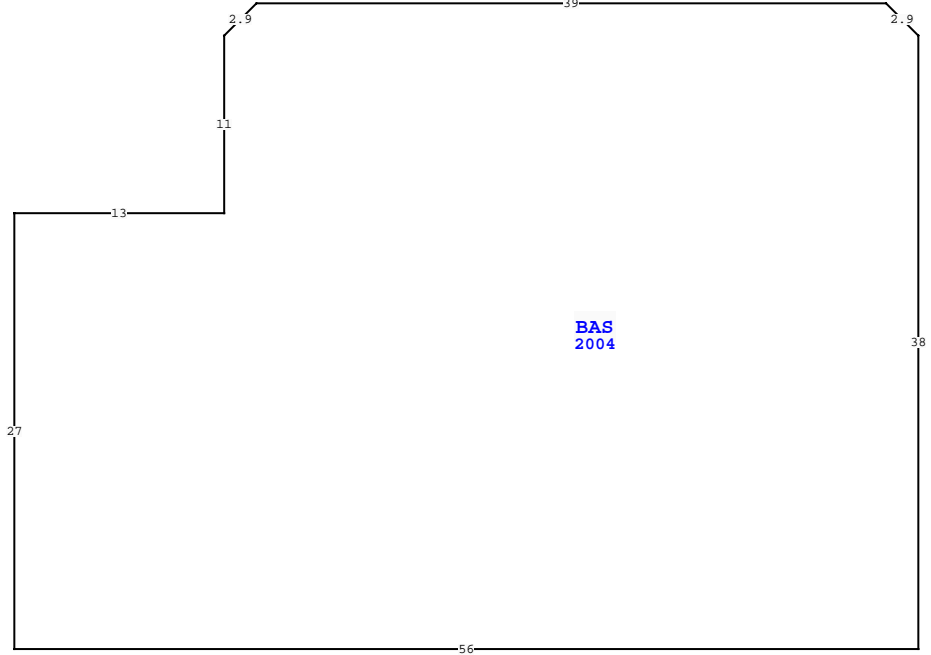
PETERSON DURAND/PETERSON HEIDI
95012 PEPPERS PLACE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-1401-0001-0020

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 Floo	12	HARDWOOD 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	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	2,067	100	2,067
			SUBAREA MARKET VALUE
			103,389
TOTALS	2,067		2,067
			103,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,067	127.6000	89.32	184,624	2004	2004	0	0	44.00	56.00
1 M/H 94+ - 50% - 2008 Heated Area: 2067 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			103,389
TOTAL MARKET OB/XF VALUE			3,834
TOTAL LAND VALUE - MARKET			63,750
TOTAL MARKET VALUE			170,973
SOH/AGL Deduction			62,361
ASSESSED VALUE			108,612
TOTAL EXEMPTION VALUE	HA HAB		25,000
BASE TAXABLE VALUE			83,612
TOTAL JUST VALUE			170,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0263	2/23/2005	WD U	U	V	05	30,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: PETERSON DURAND & H						

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	1242	WD DECK A	0	50	0	232.00	SF	10.00	10.00	100	2006	2006	3	31	719	
2	0500	FP-PRE FAB	0	50	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

95012 PEPPERS PL, FERNANDINA BEACH

BLD DATE	05/30/2007	RK	LGL DATE	05/30/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004]	U2 L2 W39 D2 L2 S11 W13 S27 E56 N38 \$.

LAND DESCRIPTION															TOTAL OB/XF									
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	000115	C	SFR ACRES	50			0.00	0.00	1.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	63,750							