

PT WILLIAM BERRIE GRANT
 SEC 40-2N-28E IN OR 2044/1149
 & PT OF OLD ABND 20FT RD LYING

CHRISTOPHER LAWRENCE & EVELYN/CHRISTOPHER CYNTHIA
 96138 LARIAT ST
 FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0008-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
			SUBAREA MARKET VALUE
			30,958
TOTALS	1,620		1,620
			30,958

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,620	117.6000	76.44	123,833	1992	1992		0		5	70.00	25.00
1 M/H 93- - 100% - 0 Heated Area: 1620 HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			30,958
TOTAL MARKET OB/XF VALUE			2,590
TOTAL LAND VALUE - MARKET			64,250
TOTAL MARKET VALUE			97,798
SOH/AGL Deduction			54,010
ASSESSED VALUE			43,788
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,788
TOTAL JUST VALUE			97,798
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8444	DEMOLITION	0	10/14/1992
9075	MH MOVE-ON	36,696	10/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/1149	5/09/2016	QC U		I	11	100
GRANTOR: CHRISTOPHER LAWRENCE						
GRANTEE: CHRISTOPHER LAWRENC						
0322/0546	10/01/1980	WD U		V		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		96138 LARIAT ST, FERNANDINA BEACH																	
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	0			1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/05/2023	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S27 E60 N27S.													

LAND DESCRIPTION														TOTAL OB/XF 2,590										
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	0.80	AC		1.00	1.00	1.00	80,000.00	80,000.00	64,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	500.00	500.00	250							