IN OR 1481/1723
1/2 HX INT

JOHNSON JAMES/JOHNSON JAMIE
96100 LONNIES LN
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0013-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

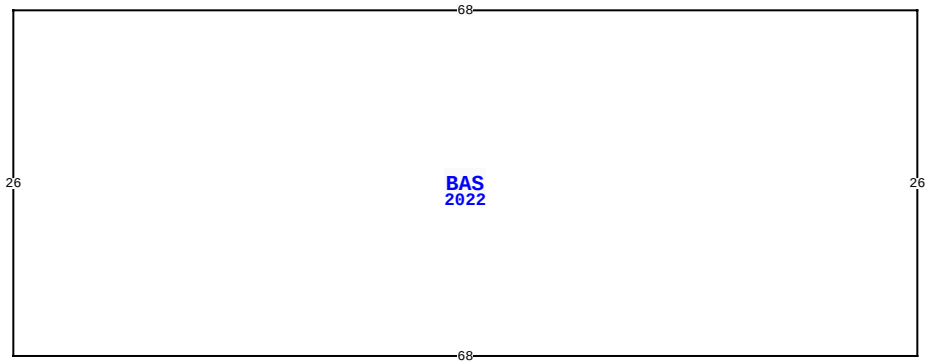
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	144,664
TOTALS	1,768		1,768	144,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,768	127.1600	82.65	146,125	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 50% - 2008 Heated Area: 1768 HX Base Yr 2008



96100 LONNIES LN, FERNANDINA BEACH

BLD DATE	05/17/2007	RK	LGL DATE	06/05/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,664
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		212,664
SOH/AGL Deduction		6,476
ASSESSED VALUE		206,188
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		156,188
TOTAL JUST VALUE		212,664
NCON VALUE		144,670
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH222142	CO ISSUED	0	03/08/2022
MH222142	MH MOVE-ON	0	02/08/2022
C4859	CO ISSUED	0	12/01/2006
MH4859	MH MOVE-ON	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1481/1723	2/28/2007	QC	U	V	01	35,000
GRANTOR: JOHNSON JAMES						
GRANTEE: JOHNSON JAMES & JAM						
1443/1061	9/11/2006	QC	U	V	10	100
GRANTOR: JOHNSON ANNIE LEE ETA						
GRANTEE: JOHNSON JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W68 S26 E68 N26$.

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	000115	C	SFR ACRES	50		OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/28/2022 BY KW Total Acres: 1.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS