

PT OF SEC 40-2N-28E
IN OR 2021/686
EX 49-11

PEACOCK LEWIS S & CORA E
96231 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0049-0010



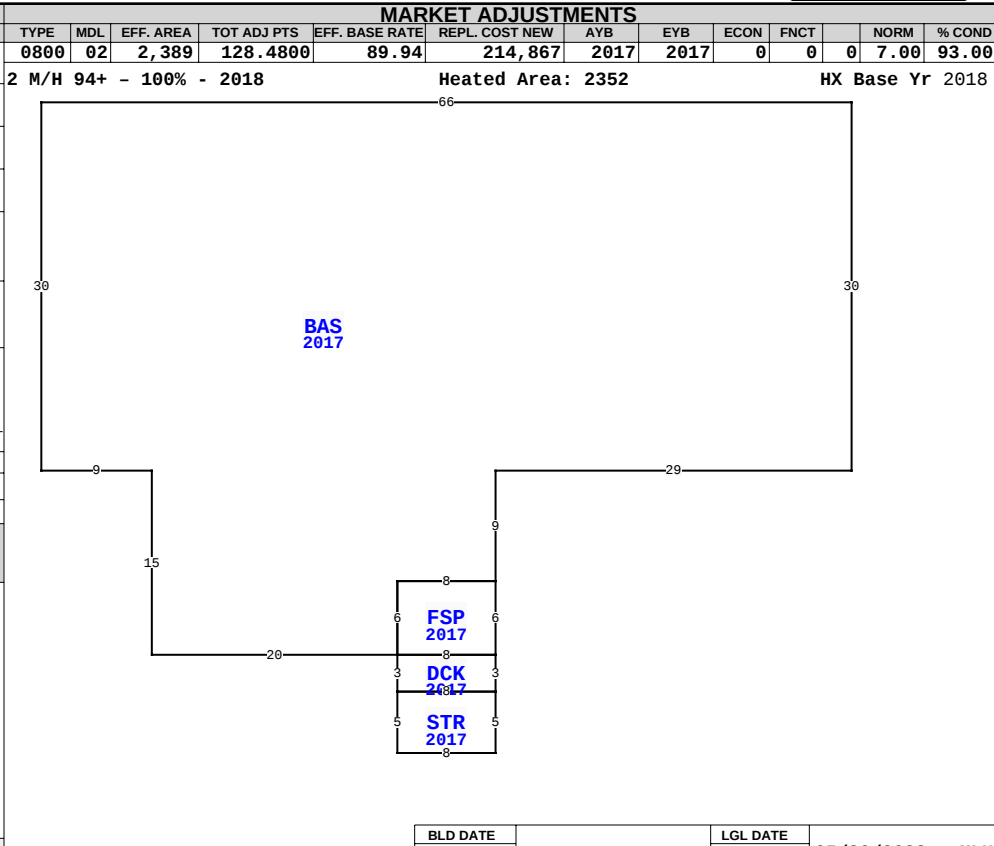
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,352	100	2,352	196,731
DCK	24	15	4	335
FSP	48	60	29	2,425
STR	40	10	4	335
TOTALS	2,464		2,389	199,826

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RMH	0.00	0.00	3.20



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	199,826		
TOTAL MARKET OB/XF VALUE	3,430		
TOTAL LAND VALUE - MARKET	216,000		
TOTAL MARKET VALUE	419,256		
SOH/AGL Deduction	202,600		
ASSESSED VALUE	216,656		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	166,656		
TOTAL JUST VALUE	419,256		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	290,818		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH171890	CO ISSUED	0	08/01/2017
MH171890	MH MOVE-ON	0	03/09/2017
5805	DEMOLITION	0	06/13/1989
7791	MH MOVE-ON	0	04/27/1989
5670	CHNGE SRVC	0	01/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
5574/1127	11/30/1988	WD U	I	07		100	
GRANTOR: CORRECTIVE DEED							
GRANTEE:							
2021/0686	12/11/2015	QC U	I	11		100	
GRANTOR: PEACOCK THOMAS W ET A							
GRANTEE: PEACOCK LEWIS S & C							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W66 S30 E9 S15 E20 DCK=[YR=2017] S3									
STR=[YR=2017] S5 E8 N5 W8\$ E8 N3 W8\$ FSP=[YR=2017] E8 N6 W8									
S6\$ N6 E8 N9 E29 N30\$.									