PT SEC 40-2N-28E IN
OR 2529/633

GIBBS SARA A
96300 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0060-0020

BUILDING CHARACTERISTICS

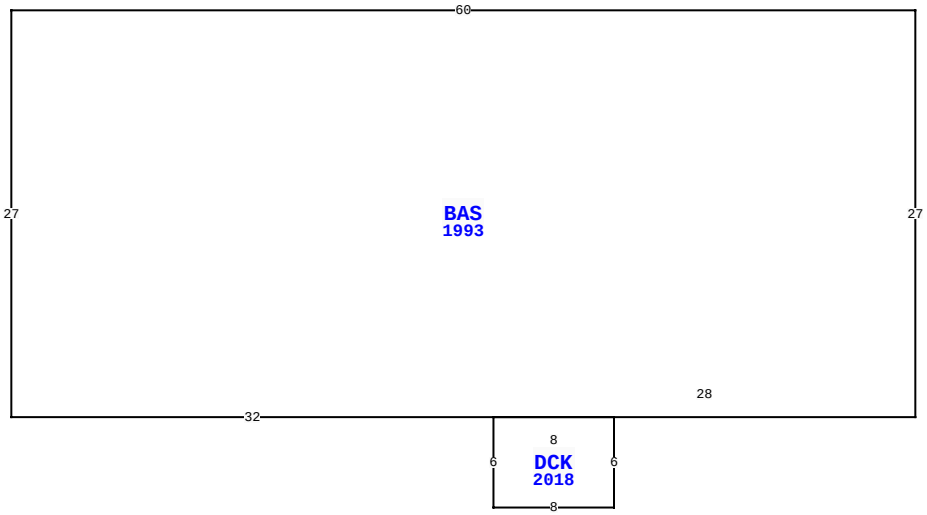
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
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	1,620	100	1,620	108,816
DCK	48	15	7	470
TOTALS	1,668		1,627	109,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,627	141.1200	98.78	160,715	1992	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



96300 HARDY ALLEN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,286
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		99,750
TOTAL MARKET VALUE		211,626
SOH/AGL Deduction		85,000
ASSESSED VALUE		126,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,626
TOTAL JUST VALUE		211,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0633	1/07/2022	QC	U	I	11	100
GRANTOR: GIBBS SARA,KIMBERLY &						
GRANTEE: GIBBS SARA						
2329/0580	12/27/2019	WD	Q	I	01	150,000
GRANTOR: FL LAND TRUST NO 9630						
GRANTEE: GIBBS SARA A & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E32 DCK=[YR=2018] S6 E8 N6 W8$ E28 N27$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	100		OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	75,000.00	75,000.00	99,750							

REVIEW DATE 12/06/2019 BY KWNW Total Acres: 1.33 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/02/2023 BY SYS