

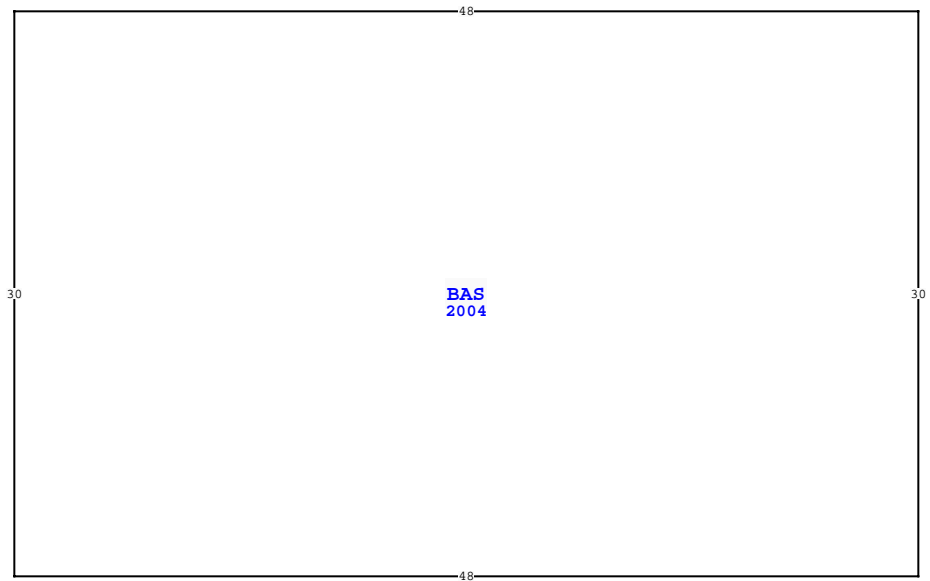
LOT 3  
 HOLLY OAK SUB PB 5/309  
 2004 FTWD DW/MH

GASKINS JAMES A  
 95458 ALLIGATOR CREEK RD  
 FERNANDINA BEACH, FL 32034

**2023**

44-2N-28-5136-0003-0000  


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 60	
Interior Floo	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	4009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,440	100	1,440
			72,770
TOTALS	1,440		1,440
			72,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	M/H	94+	- 100%	- 2022							
Heated Area: 1440						HX Base Yr 2022					
											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			72,770
TOTAL MARKET OB/XF VALUE			225
TOTAL LAND VALUE - MARKET			69,500
TOTAL MARKET VALUE			142,495
SOH/AGL Deduction			15,206
ASSESSED VALUE			127,289
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			77,289
TOTAL JUST VALUE			142,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			123,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4212	MH MOVE-ON	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/0393	3/23/2021	WD	U	I	40	52,100
GRANTOR: BURNSED JODI P						
GRANTEE: GASKINS JAMES A						
2086/1331	12/01/2016	WD	Q	I	01	90,000
GRANTOR: MIRSCHELL JOHN H III						
GRANTEE: BURNSED JODI P						

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	1243	WD DECK F	0	100	8	16			8.00	100	2003	2003	3	22	225	

TOTAL OB/XF												225					
95458 ALLIGATOR CREEK RD, FERNANDINA BEACH, FL 32034																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2004] W48 S30 E48 N30\$.																	

LAND DESCRIPTION																								
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	1.39	AC		1.00	1.00	1.00	50,000.00	50,000.00	69,500							