

JOHNSON LINDA D
95058 CARLS LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 80
04 PLYWOOD 20
14 CARPET 90
08 SHT VINYL 10
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
04 DIST 01 100

03 Quality Level 03
0200 MOBILE HOME
MKT AREA 04
4006.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,568 100 1,568 35,957

TOTALS1,5681,56835,957

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,568117.600076.44119,858199219920070.0030.00

M/H 93- - 100% - 1984Heated Area: 1568HX Base Yr 1984

28562856

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE44,033

TOTAL MARKET OB/XF VALUE2,680

TOTAL LAND VALUE - MARKET243,000

TOTAL MARKET VALUE289,713

SOH/AGL Deduction186,096

ASSESSED VALUE103,617

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE53,617

TOTAL JUST VALUE289,713

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE195,093

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1314/18765/04/2005WDUUI01100

GRANTOR: JOHNSON PAUL C

GRANTEE: JOHNSON LINDA D

0629/09436/25/1991WDUUI1019,000

GRANTOR: WILDER DONALD E JR

GRANTEE: JOHNSON PAUL & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 N28\$.

EXTRA FEATURES

95058 CARLS LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30681POLE SHED01004414616.00SF15.0015.00100200020003292,680

TOTAL OB/XF2,680

LAND DESCRIPTIONTOTAL OB/XF

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100OR0.000.004.32AC1.001.000.7575,000.0056,250.00243,000

REVIEW DATE04/15/2019BYKWTotal Acres: 4.32Total Land Value: 243,000Market: 0Agricultural: 0Common: 243,000PRINTED 08/02/2023 BY SYS

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