PT LOT 54 IN OR 1970/1639
RAINBOW ACRES SUB UNR

DENMARK GARY EST
95002 CANOE LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0054-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

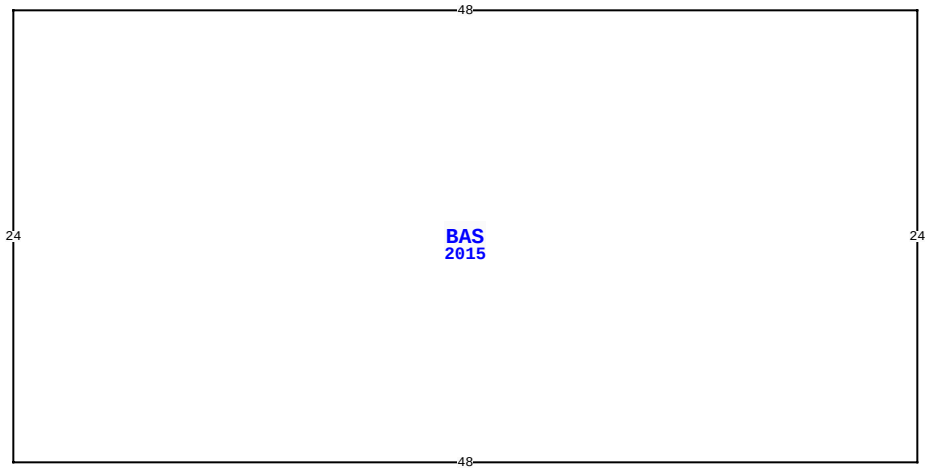
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,676
TOTALS	1,152		1,152	27,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	123.2000	80.08	92,252	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE	10/22/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

95002 CANOE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,676
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	93,750
TOTAL MARKET VALUE	122,098
SOH/AGL Deduction	47,909
ASSESSED VALUE	74,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,189
TOTAL JUST VALUE	122,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155635	CO ISSUED	0	05/19/2015
MH155635	MH MOVE-ON	0	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1989/1340	7/07/2015	DG	U	V	11	100
GRANTOR: ROWLAND WANDA GAIL						
GRANTEE: DENMARK GARY						
1970/1639	3/30/2015	QC	U	V	11	100
GRANTOR: DENMARK PHILLIP JAY						
GRANTEE: DENMARK GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 S24 E48 N24$.

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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2012	2012	3	60	480	
2	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2012	2012	3	60	192	

LAND DESCRIPTION

TOTAL OB/XF 672

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	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	75,000.00	75,000.00	93,750							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.25 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 08/02/2023 BY SYS