TRACT 23
IN OR 743/829 & 831
R621778 & R621779

DAVIS ROCKY C & REGINA L
94030 LIVE OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

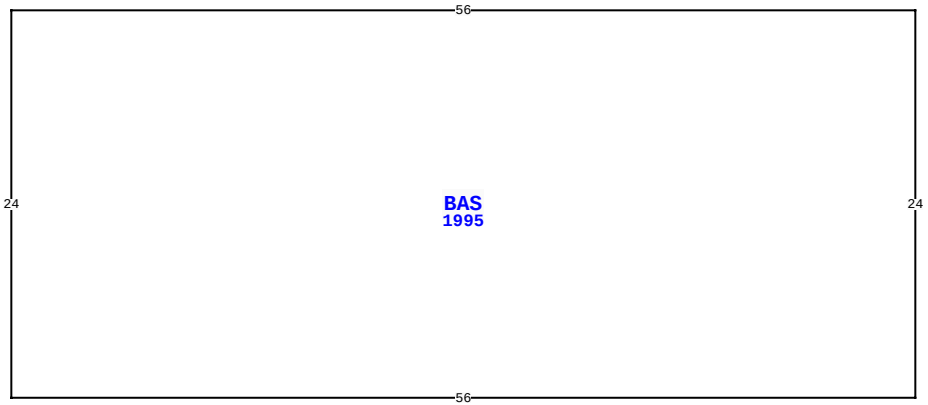
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,393
TOTALS	1,344		1,344	32,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	123.6000	80.34	107,977	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1344 HX Base Yr 1996



94030 LIVE OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,393
TOTAL MARKET OB/XF VALUE		2,054
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		84,447
SOH/AGL Deduction		49,164
ASSESSED VALUE		35,283
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,283
TOTAL JUST VALUE		84,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/0831	11/03/1995	WD	U	I	06	22,000
GRANTOR: VAUGHAN LINDA E						
GRANTEE: DAVIS ROCKY & REGIN						
0743/0829	11/03/1995	WD	U	I	06	22,000
GRANTOR: JONES EDITH E						
GRANTEE: DAVIS ROCKY & REGIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S24 E56 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	100	6	12	72.00	SF	10.00	10.00	100	1995	1995	3	20	144	
2	0940	SHEDS/PORT	0	100	7	8	56.00	SF	20.10	20.10	100	1995	1995	3	20	225	
3	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	100	2012	2012	3	60	1,685	

LAND DESCRIPTION

TOTAL OB/XF 2,054

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS