

BLOCK P LOTS 4 & 5  
IN OR 1932/1254  
1995 FLEETWOOD DW/MH

TAYLOR JIMMY M  
749 WAX WING LN  
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000P-0040



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 90        |              |                      |
| Interior Floor           | 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            |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 0200             | MOBILE HOME      |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 02                   |
| NEIGHBORHOOD/LOC         | 2018.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,890            | 100              | 1,890        | 50,009               |
| FOP                      | 192              | 30               | 58           | 1,535                |
| FOP                      | 264              | 30               | 79           | 2,090                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,346            |                  | 2,027        | 53,634               |

| MARKET ADJUSTMENTS                                                                                                                                                      |     |           |             |                |                |      |      |      |      |         |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                                                                                                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0800                                                                                                                                                                    | 02  | 2,027     | 117.6000    | 88.20          | 178,781        | 1994 | 1994 | 0    | 0    | 0 70.00 | 30.00  |
| 1 M/H 94+ - 0% - 0                                                                                                                                                      |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1890                                                                                                                                                       |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr                                                                                                                                                              |     |           |             |                |                |      |      |      |      |         |        |
| <div><div>16</div><div>12</div><div>12</div><div>16</div><div>23</div><div>27</div><div>31</div><div>22</div><div>22</div><div>12</div><div>39</div><div>47</div></div> |     |           |             |                |                |      |      |      |      |         |        |
| FOP 1996                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| BAS 1994                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| FOP 1996                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| 731 WAX WING LN, FERNANDINA BEACH                                                                                                                                       |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| XF DATE                                                                                                                                                                 |     |           |             |                |                |      |      |      |      |         |        |
| INC DATE                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |
| LAND DATE                                                                                                                                                               |     |           |             |                |                |      |      |      |      |         |        |
| AG DATE                                                                                                                                                                 |     |           |             |                |                |      |      |      |      |         |        |
| 04/11/2024 MLU                                                                                                                                                          |     |           |             |                |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |           |  |  | 8 |
|---------------------------|--|--|--|--|--|--|-----------|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |           |  |  |   |
| VALUATION BY              |  |  |  |  |  |  | STANDARD  |  |  |   |
| Tax Group: 8              |  |  |  |  |  |  | Tax Dist: |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  | 53,634    |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  | 0         |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  | 185,900   |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  | 239,534   |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  | 69,008    |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  | 170,526   |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  | 0         |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  | 170,526   |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  | 239,534   |  |  |   |
| NCON VALUE                |  |  |  |  |  |  | 0         |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |           |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  | 193,059   |  |  |   |
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