BLOCK P LOT 6
2003 DW/MH FTWD
IN OR 412 PG 229

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

2024

00-00-30-042D-000P-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

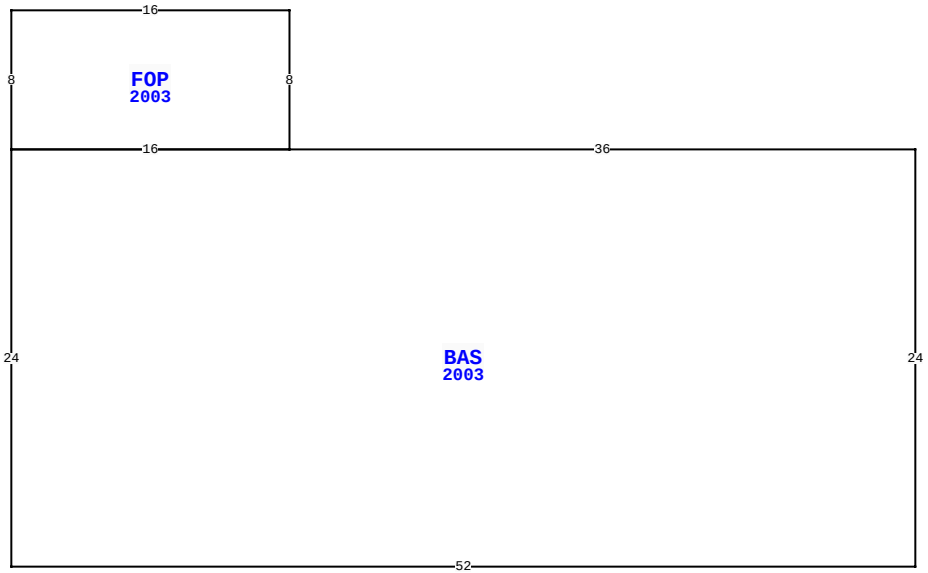
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	48,769
FOP	128	30	38	1,485
TOTALS	1,376		1,286	50,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,286	100.2000	75.15	96,643	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1986 Heated Area: 1248 HX Base Yr 1986



749 WAX WING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		50,254
TOTAL MARKET OB/XF VALUE		9,612
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		189,866
SOH/AGL Deduction		107,751
ASSESSED VALUE		82,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,115
TOTAL JUST VALUE		189,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0412/0229	2/01/1984	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						
0389/0185	6/01/1983	WD	Q	I		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 FOP=[YR=2003] N8 W16 S8 E16$ W16 S24 E52 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	0810	CONCRETE A	0	100	0	0	1,270.00	SF	6.50	6.50	100	1992	1992	3	64	5,283	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
4	1242	WD DECK A	0	100	16	8	128.00	SF	11.00	11.00	100	2003	2003	3	21	296	
5	1242	WD DECK A	0	100	14	12	168.00	SF	11.00	11.00	100	2003	2003	3	21	388	

LAND DESCRIPTION

TOTAL OB/XF 9,612

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		RSF-	2100.00	150.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS