

BLOCK 195 LOTS 1,2,3,6,7, & 8  
PT OR 2040/1156  
1987 OMNI DW/MH

HOLMES ALFRED/  
1119 S 10TH ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0195-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 02 | WINDOW 100     |
| Heating Type             | 02 | CONVECTION 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         | 2800    | PARKING/MH LOT   |
| MAP NUM          |         | MKT AREA 02      |
| NEIGHBORHOOD/LOC | 2002.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 802              | 100         | 802          | 14,855               |
| TOTALS    | 802              |             | 802          | 14,854               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 2810       | MH SPACE    | 0   | 0   | 0 | 0 | 15.00 | SF | 2,400.00 | 2,400.00       |       |
| 2              | 0971       | ST LGHT OV  | 0   | 0   | 0 | 0 | 5.00  | UT | 1,555.00 | 1,555.00       |       |
| 3              | 1243       | WD DECK F   | 0   | 0   | 8 | 6 | 48.00 | SF | 8.00     | 8.00           |       |
| 4              | 1243       | WD DECK F   | 0   | 0   | 5 | 5 | 25.00 | SF | 8.00     | 8.00           |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 0   | 7 | 8 | 56.00 | SF | 30.00    | 30.00          |       |
| 6              | 1242       | WD DECK A   | 0   | 0   | 8 | 3 | 24.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000210   | C   | TRLR PARK            | 0   | 0006 | CI       | 300.00 | 200.00 | 62,065.00   | SF        | 1.00 |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0820               | 02  | 802       | 88.2000     | 61.74          | 49,515         | 1965 | 1980 | 0    | 0    | 70.00 | 30.00  |
| 2 M/H 93- - 0% - 0 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 802   |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr         |     |           |             |                |                |      |      |      |      |       |        |
| BAS 1993           |     |           |             |                |                |      |      |      |      |       |        |

|                                  |  |  |  |            |  |  |  |           |  |  |  |
|----------------------------------|--|--|--|------------|--|--|--|-----------|--|--|--|
| 1300 S 10TH ST, FERNANDINA BEACH |  |  |  |            |  |  |  |           |  |  |  |
| BLD DATE                         |  |  |  | 06/16/2015 |  |  |  | KK        |  |  |  |
| XF DATE                          |  |  |  |            |  |  |  | LGL DATE  |  |  |  |
| INC DATE                         |  |  |  |            |  |  |  | LAND DATE |  |  |  |
|                                  |  |  |  |            |  |  |  | AG DATE   |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 6 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 8              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 86,802      |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 38,780      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 310,325     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 435,907     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 16,909      |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 418,998     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 418,998     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 435,907     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 429,804     |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B24039     | REPAIR/RRF  | 500 | 10/01/2010 |
| MHA96043   | MH MOVE-ON  | 0   | 12/01/1996 |
| 7551       | REPAIR/RRF  | 200 | 09/27/1991 |

| SALES DATA                     |  |           |  |              |        |        |           |               |  |
|--------------------------------|--|-----------|--|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           |  | DATE      |  | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2040/1156                      |  | 4/14/2016 |  | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: HOLMES ALFRED SR & ED |  |           |  |              |        |        |           |               |  |
| GRANTEE: HOLMES ALFRED         |  |           |  |              |        |        |           |               |  |
| 0222/0628                      |  | 8/01/1976 |  | MS           | U      | V      |           | 3,400         |  |
| GRANTOR:                       |  |           |  |              |        |        |           |               |  |
| GRANTEE:                       |  |           |  |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                            |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W12 N7 W10 S7 W39 S12 E61 N12\$. |  |  |  |  |  |  |  |  |  |  |  |

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