IN OR 838/1787
R498198 & R498199

HAMMETT JAMES W JR
95002 LARS LANE
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0000-0001-0110**

## BUILDING CHARACTERISTICS

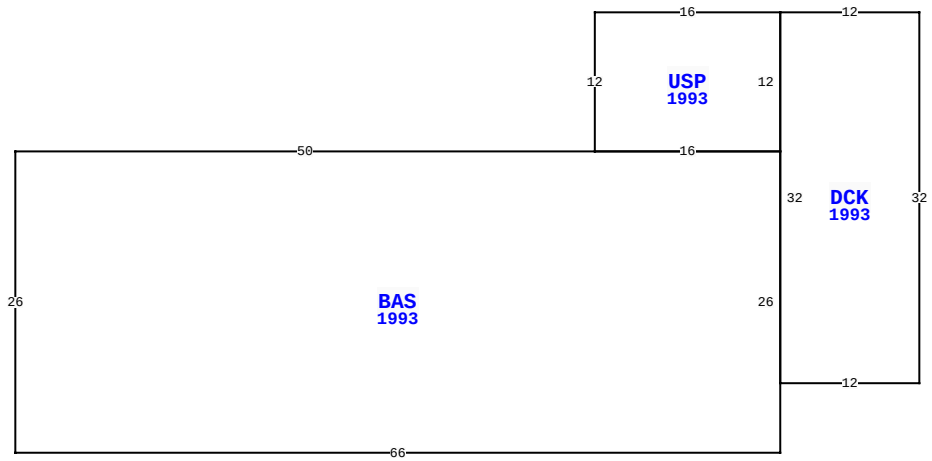
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,716 | 100 | 1,716 | 48,834 |
| DCK | 384 | 15 | 58 | 1,651 |
| USP | 192 | 50 | 96 | 2,732 |
| TOTALS | 2,292 | | 1,870 | 53,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,870 | 135.5200 | 94.86 | 177,388 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2001 Heated Area: 1716 HX Base Yr 2001




95002 LARS LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 53,216 |
| TOTAL MARKET OB/XF VALUE | | 3,778 |
| TOTAL LAND VALUE - MARKET | | 88,200 |
| TOTAL MARKET VALUE | | 145,194 |
| SOH/AGL Deduction | | 91,292 |
| ASSESSED VALUE | | 53,902 |
| TOTAL EXEMPTION VALUE | HX HB | 28,902 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 145,194 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0838/1787 | 6/23/1998 | WD | Q | I | | 70,000 |
| GRANTOR: EDSON HELEN D | | | | | | |
| GRANTEE: HAMMETT JAMES W JR | | | | | | |
| 0662/0336 | 6/29/1992 | WD | Q | V | | 20,000 |
| GRANTOR: PALMETTO PROPERTIES | | | | | | |
| GRANTEE: EDSON HELEN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W12 USP=[YR=1993] W16 S12 BAS=[YR=1993] W50 S26 E66 N26 W16$ E16 N12$ S32 E12 N32$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 22 | 22 | 484.00 | SF | 13.00 | 13.00 | 100 | 1994 | 1994 | 3 | 20 | 1,258 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,778

| 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 | 0004 | OR | 0.00 | 0.00 | 1.96 | AC | | 1.00 | 1.00 | 0.60 | 75,000.00 | 45,000.00 | 88,200 | | | | | | | |

REVIEW DATE 06/29/2020 BY KWA Total Acres: 1.96 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/06/2024 BY SYS