

PT OF GOVT LOT 1
IN OR 1565/1136
R567798 & R567799

MCILHENNY LVG TRUST/MCILHENNY JAMES B TRUSTEE
95005 TABASCO ROAD
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0000-0001-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	66,679
USP	252	50	126	5,186

TOTALS	1,872		1,746	71,866
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	23	27	621.00	SF	10.00	10.00	100	2001
2	0940	SHEDS/PORT	0 100	20	30	600.00	SF	30.00	30.00	100	2001
3	1242	WD DECK A	0 100	0	0	240.00	SF	10.00	10.00	100	1996
4	1242	WD DECK A	0 100	20	12	240.00	SF	10.00	10.00	100	1996

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.44	AC	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	1,746	117.6000	82.32	143,731	1993	2002	0	0	0 50.00	50.00
1 M/H 93- - 100% - 0											
Heated Area: 1620											
HX Base Yr											
27 26 34 18 14 18 27											
BAS 1993											
USP 2011											

95005 TABASCO RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0351	CARPORT MT	0 100	23	27	621.00	SF	10.00	10.00	100	2001	2001	3	20	1,242	
2	0940	SHEDS/PORT	0 100	20	30	600.00	SF	30.00	30.00	100	2001	2001	3	20	3,600	
3	1242	WD DECK A	0 100	0	0	240.00	SF	10.00	10.00	100	1996	1996	3	20	480	
4	1242	WD DECK A	0 100	20	12	240.00	SF	10.00	10.00	100	1996	1996	3	20	480	

TOTAL OB/XF											
5,802											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						71,866					
TOTAL MARKET OB/XF VALUE						5,802					
TOTAL LAND VALUE - MARKET						102,600					
TOTAL MARKET VALUE						180,268					
SOH/AGL Deduction						117,971					
ASSESSED VALUE						62,297					
TOTAL EXEMPTION VALUE						37,297					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						180,268					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						177,803					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018555	XFOB	4,800	07/01/2001
E018047	CHNGE SRVC	0	05/01/2001
MH93-076	MH MOVE-ON	34,000	06/01/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1565/1136	5/08/2008	WD	U	I	01	100			
GRANTOR: MCILHENNY JAMES B & J									
GRANTEE: MCILHENNY JAMES B &									
0681/1233	5/25/1993	WD	Q	V		15,000			
GRANTOR: MIRANDA EDWARD & B M									
GRANTEE: MCILHENNY JAMES & J									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W60 S27 E26USP=[YR=2011] S14 E18 N14W18\$ E34 N27 \$.											