LOT 1
IN OR 2717 PG 1020
SUB OF GOV LOT 2 UNR

LOVE JACK & PATRICIA C L/E/
942091 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

29-2N-28-4950-0001-0000

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 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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	04	DIST 01 100
Quality	05	Quality Level 05

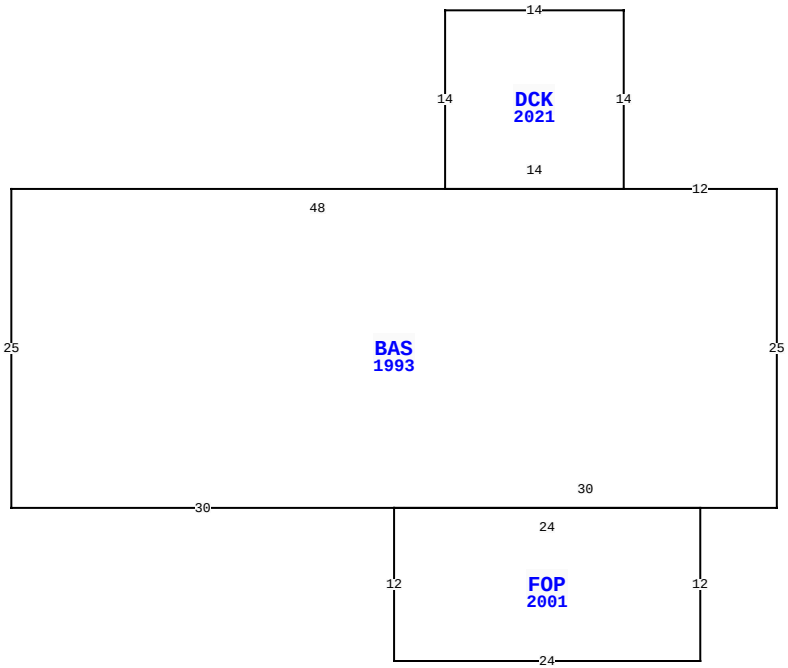
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	44,604
DCK	196	15	29	862
FOP	288	30	86	2,557
TOTALS	1,984		1,615	48,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,615	141.6000	99.12	160,079	1972	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1978 Heated Area: 1500 HX Base Yr 1978



942091 OLD NASSAUVILLE RD, 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		48,024
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		101,250
TOTAL MARKET VALUE		149,274
SOH/AGL Deduction		108,019
ASSESSED VALUE		41,255
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,255
TOTAL JUST VALUE		149,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007756	ADDITION	3,000	11/01/2000
95-01897	XFOB	3,570	05/01/1995
5214	CHNGE SRVC	365	07/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1020	4/11/2024	QC	U	I	11	100
GRANTOR: LOVE JACK & PATRICIA						
GRANTEE: LOVE MICHAEL T						
0215/0529	4/01/1976	QC	U	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2021] N14 W14 S14 E14$ W48 S25 E30
FOP=[YR=2001] S12 E24 N12 W24$ E30 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	75,000.00	75,000.00	101,250							

REVIEW DATE 03/10/2022 BY KWA Total Acres: 1.35 Total Land Value: 101,250 Market: 0 Agricultural: 0 Common: 101,250 PRINTED 08/06/2024 BY SYS