PT LOT 7
IN OR 2193/785
MOBLEY HEIGHTS NORTH PBK 5/146

KANE JESSICA E
95013 PEPPERS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Quality	05	Quality Level 05

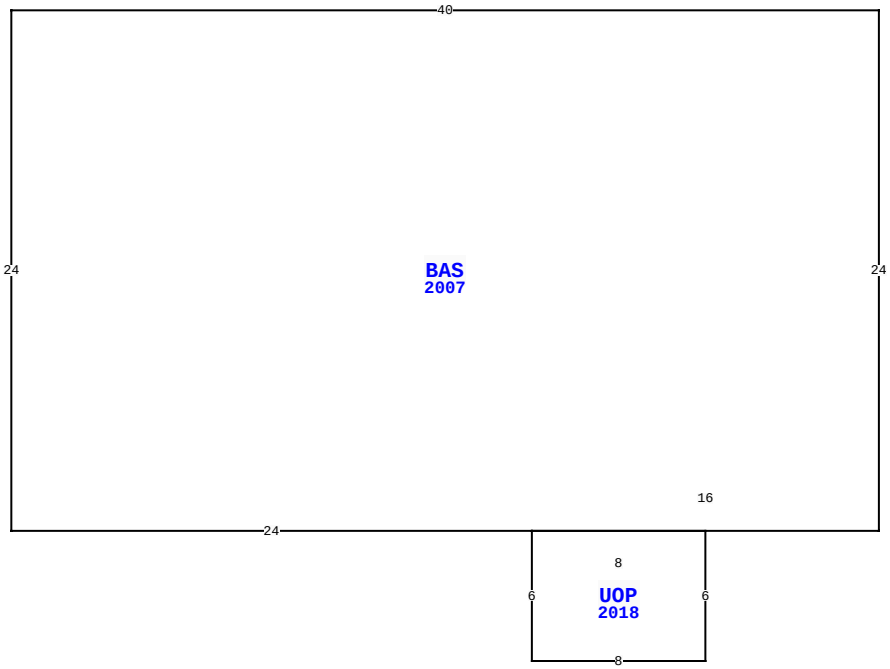
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	63,037
UOP	48	25	12	788
TOTALS	1,008		972	63,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	972	136.8000	102.60	99,727	2006	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 960 HX Base Yr 2019



BLD DATE			LGL DATE		
XF DATE	05/30/2007	RK	LAND DATE	05/30/2023	MLU
INC DATE			AG DATE		

95013 PEPPERS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,825
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,750
TOTAL MARKET VALUE		127,575
SOH/AGL Deduction		52,875
ASSESSED VALUE		74,700
TOTAL EXEMPTION VALUE	HX HB	49,700
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4676	MH MOVE-ON	0	10/14/2005
E15829	ELEC OTHER	0	09/01/2005
M10361	MECH OTHER	0	09/01/2005
P10080	OTHER	0	09/01/2005
MH4546	MH MOVE-ON	0	01/01/2005
8115	MH MOVE-ON	18,000	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0785	4/30/2018	WD	Q	I	01	80,000
GRANTOR: DOMBKOWSKI BRUCE E &						
GRANTEE: KANE JESSICA E						
1361/0933	10/25/2005	WD	U	V	05	35,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOMBKOWSKI BRUCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S24 E24 UOP=[YR=2018] S6 E8 N6 W8$ E16 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

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	63,750							

REVIEW DATE 02/19/2019 BY KW Total Acres: 1.00 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 08/06/2024 BY SYS