LOT 3
OAK HILL ESTATES #2 PB 5/134

PATRIOT RIDGE LLP
12443 SAN JOSE BLVD SUITE 504
JACKSONVILLE, FL 32223

2024

31-2N-28-1601-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

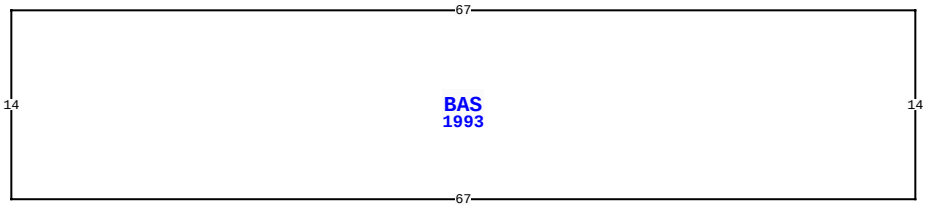
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	21,668
TOTALS	938		938	21,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	938	110.0000	77.00	72,226	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 938 HX Base Yr



95105 RICHARD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,668
TOTAL MARKET OB/XF VALUE	1,088
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	97,756
SOH/AGL Deduction	31,846
ASSESSED VALUE	65,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,910
TOTAL JUST VALUE	97,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002091	1984 MH DEMO	7,400	02/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/749	2/13/2024	WD	Q	I	02	120,000
GRANTOR: CARTER DONALD K						
GRANTEE: PATRIOT RIDGE LLP						
1186/1426	11/05/2003	WD	Q	I		54,000
GRANTOR: BROWN KIMBERLY M						
GRANTEE: CARTER DONALD K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S14 E67 N14 $.

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
2	1242	WD DECK A	0	0	26	16	416.00	SF	10.00	10.00	100	1998	1998	3	20	832	

LAND DESCRIPTION

TOTAL OB/XF 1,088

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS