



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,512	100
TOTALS	1,512	1,512

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,512	117.4000	82.18	124,256	1988	1988	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 1512 HX Base Yr													
27 56 27 56 BAS 1993													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	37,277
TOTALS	1,512		1,512	37,277

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0	0	5	7	35.00	SF	10.00	10.00	100	1988	1988
2	1242	WD DECK A	0	0	5	9	45.00	SF	10.00	10.00	100	1988	1988
3	1242	WD DECK A	0	0	13	13	169.00	SF	10.00	10.00	100	1988	1988
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988
95119 LOUISE CT, FERNANDINA BEACH													
BLD DATE 05/13/2015 KK LGL DATE 05/30/2023 MLU													
XF DATE													
INC DATE													
OB/XF MKT VALUE													
NOTES													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.08	AC		1.00	1.00
TOTAL OB/XF 2,738													
UNIT PRICE 75,000.00 ADJ UNIT PRICE 75,000.00 LAND VALUE 81,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSVR													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		37,277	
TOTAL MARKET OB/XF VALUE		2,738	
TOTAL LAND VALUE - MARKET		81,000	
TOTAL MARKET VALUE		121,015	
SOH/AGL Deduction		0	
ASSESSED VALUE		121,015	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,015	
TOTAL JUST VALUE		121,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,422	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1706319	H/AC	0	10/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2539/0543	2/14/2022	FJ U	I	I	11	100	
GRANTOR: SHEETS JOAN WEBER EST							
GRANTEE: HOLTON DAVID NOBLE							
1080/1488	9/16/2002	WD U	I	I	06	100	
GRANTOR: BERGWERK RUDOLPH J							
GRANTEE: SHEETS RICHARD & JO							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W56 S27 E56 N27\$.													