LOT 34
R433543 & R433544
OAK HILL ESTATES #2 PB 5/134

TOTH CAROLYN A
95117 LOUISE CT
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

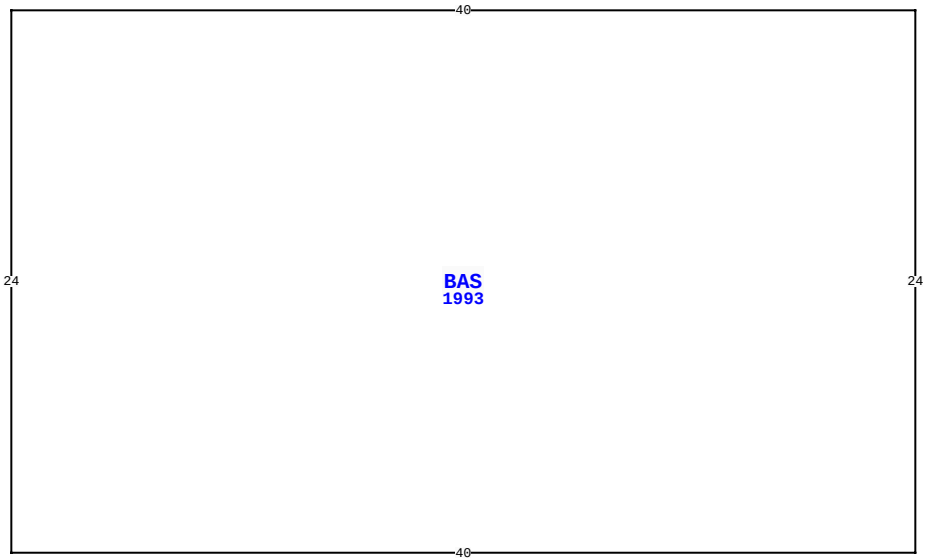
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	36,428
TOTALS	960		960	36,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	123.2000	86.24	82,790	1989	1999	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



95117 LOUISE CT, 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	36,428
TOTAL MARKET OB/XF VALUE	2,429
TOTAL LAND VALUE - MARKET	75,750
TOTAL MARKET VALUE	114,607
SOH/AGL Deduction	19,134
ASSESSED VALUE	95,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,473
TOTAL JUST VALUE	114,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004359	GARAGE	107,784	03/21/2022
7668	MH MOVE-ON	19,900	01/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/0511	6/17/2021	WD	Q	I	01	100,000
GRANTOR: WILCOTT CAROL						
GRANTEE: TOTH CAROLYN A						
2434/1145	2/17/2021	QC	U	I	11	100
GRANTOR: WILCOTT TERRENCE						
GRANTEE: WILCOTT CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 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
1	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
2	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	1998	1998	3	75	975	
3	0810	CONCRETE A	0	0	0	0	272.00	SF	6.50	6.50	100	1998	1998	3	75	1,326	

LAND DESCRIPTION

TOTAL OB/XF 2,429

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	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/06/2024 BY SYS