

BLOCK 1 LOT 10 2002 REGE DW
IN OR 1011/1622
WILLOW BRANCH ACRES PB 4/58

JOHNSEN RICHARD C
95186 GENTRY LANE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0001-0100



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	04	Quality Level 04
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	2,010	100	2,010	96,842
FSP	480	60	288	13,876
TOTALS	2,490		2,298	110,718

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0 100	0	0	252.00	SF	6.50	6.50	100	2002	2002	3	82	1,343	
3	1241	WD DECK G	0 100	16	10	160.00	UT	11.50	11.50	100	2000	2000	3	28	515	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,298	128.4800	96.36	221,435	2002	2002	0	0	0	50.00	50.00	
1 M/H 94+ - 100% - 2003 Heated Area: 2010 HX Base Yr 2003													
16 30 FSP 2002 67 30 BAS 2002 16 67													
95186 GENTRY LN, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		110,718	
TOTAL MARKET OB/XF VALUE		4,868	
TOTAL LAND VALUE - MARKET		72,675	
TOTAL MARKET VALUE		188,261	
SOH/AGL Deduction		103,012	
ASSESSED VALUE		85,249	
TOTAL EXEMPTION VALUE		HX HB WR SX 85,249	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		188,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210334	XFOB	4,800	11/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1011/1622	10/08/2001	WD	U	I		35,000	
GRANTOR: VANZANT OSCAR D & AND							
GRANTEE: JOHNSEN RICHARD & D							
1011/1621	10/08/2001	WD	U	V	10	100	
GRANTOR: TIBOR WILLIAM F							
GRANTEE: VANZANT OSCAR D & A							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2002] W67 FSP=[YR=2002] W16 S30 E16 N30 \$ S30 E67 N30 \$.															

TOTAL OB/XF 4,868															
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	TOT ADJ	UNIT PRICE
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.02	AC		1.00	1.00	0.95	75,000.00