BLOCK 1 LOT 12
IN OR 2123/1136
1997 FLEE DW/MH

BEACH KEVIN B/LECA LAURA
95114 GENTRY LN
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0001-0120

BUILDING CHARACTERISTICS

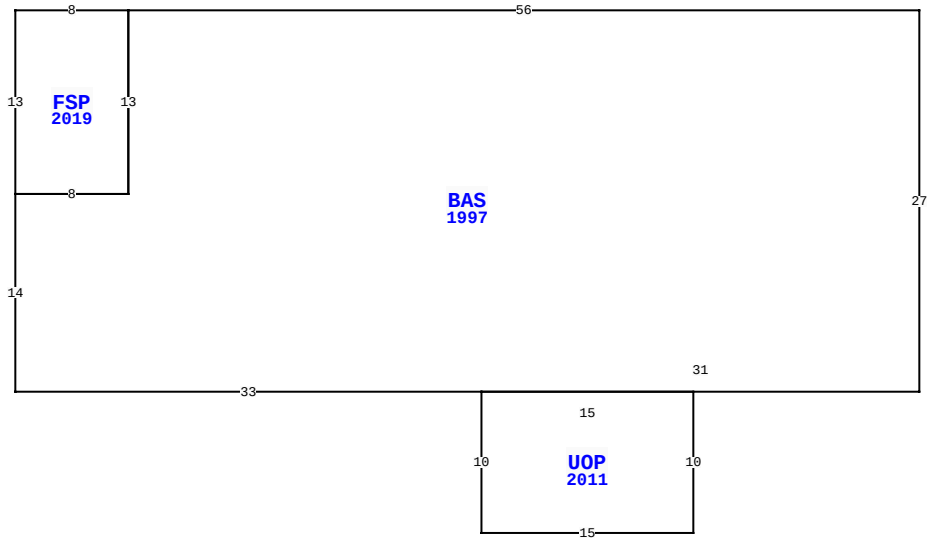
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,624	100	1,624	102,476
FSP	104	60	62	3,912
UOP	150	25	38	2,398
TOTALS	1,878		1,724	108,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,724	150.2400	112.68	194,260	1997	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2018 Heated Area: 1624 HX Base Yr 2018



95114 GENTRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,786
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		185,836
SOH/AGL Deduction		78,332
ASSESSED VALUE		107,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,504
TOTAL JUST VALUE		185,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961596	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/1136	5/31/2017	WD	Q	I	02	110,000
GRANTOR: BEARDEN CARL L						
GRANTEE: BEACH KEVIN B & LAU						
1230/0429	5/13/2004	WD	U	I	05	89,000
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: BEARDEN CARL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 FSP=[YR=2019] W8 S13 E8 N13$ S13 W8 S14 E33
UOP=[YR=2011] S10 E15 N10 W15$ E31 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	100		OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	74,250							

REVIEW DATE 07/30/2020 BY KWA Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/06/2024 BY SYS