

BLOCK 3 LOT 6
IN OR 1211/196
WILLOW BRANCH ACRES PB 4/58

HOETZLEIN SUSAN C/CUDA LINDA S ET AL
95030 GENTRY LANE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	1,152	100	1,152	17,596
TOTALS	1,152		1,152	17,596

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	8	10			80.00	SF	10.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.12	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
0820	02	1,152	109.1000	76.37	87,978	1987	1987	0	0	10	70.00
1 M/H 93- - 0% - 0											
Heated Area: 1152											
HX Base Yr											
BAS 1998											
95320 PLUM LOOP, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

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	1242	WD DECK A	0	0	8	10			80.00	SF	10.00				160	

TOTAL OB/XF											
160											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						17,596					
TOTAL MARKET OB/XF VALUE						160					
TOTAL LAND VALUE - MARKET						79,800					
TOTAL MARKET VALUE						97,556					
SOH/AGL Deduction						36,602					
ASSESSED VALUE						60,954					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						60,954					
TOTAL JUST VALUE						97,556					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						96,300					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-412	MH MOVE-ON	10,000	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/1050	1/16/2024	FJ	U	I	11	0	
GRANTOR:WELSH BARBARA ANN EST							
GRANTEE:WELSH TRACEY L							
1211/0196	2/27/2004	QC	U	I	01	100	
GRANTOR:PALMER DOROTHY E L/E							
GRANTEE:HOETZLEIN SUSAN C E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W48 S24 E48 N24\$.											