

| BUILDING CHARACTERISTICS | |
|--------------------------|--|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 10 ABOVE AVG 70 |
| Exterior Wall | 05 AVERAGE 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 04 PLYWOOD 100 |
| Interior Floor | 14 CARPET 80 |
| Interior Floor | 08 SHT VINYL 20 |
| Air Condition | 01 NONE 100 |
| Heating Type | 01 NONE 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 | 1,344 100 1,344 21,375 |
| UOP | 120 25 30 477 |
| TOTALS | 1,464 1,374 21,852 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 0820 | 02 | 1,374 | 113.6000 | 79.52 | 109,260 | 1985 | 1985 | 0 | 0 | 10 | 70.00 | 20.00 |

1 M/H 93- - 0% - 2024 Heated Area: 1344 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 21,852 |
| TOTAL MARKET OB/XF VALUE | | | 972 |
| TOTAL LAND VALUE - MARKET | | | 81,750 |
| TOTAL MARKET VALUE | | | 104,574 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 104,574 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 104,574 |
| TOTAL JUST VALUE | | | 104,574 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 103,026 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2713/765 | 5/14/2024 | QC | U | I | 11 | 100 |
| GRANTOR: LOGURE DANIEL CARLTON | | | | | | |
| GRANTEE: LOUGE JOEL FRANKLIN | | | | | | |
| 2617/1673 | 2/04/2023 | WD | U | I | 11 | 100 |
| GRANTOR: CARTER JOHN J & PAULA | | | | | | |
| GRANTEE: LOGUE DANIEL CARLTO | | | | | | |

| 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 | Q | % COND | OB/XF MKT VALUE | NOTES | |
| 1 | 0820 | WOOD WALK | 0 | 0 | 8 | 16 | | SF | 11.75 | 100 | 2000 | 2000 | 3 | 40 | 602 | | |
| 2 | 0680 | POLE SHED | 0 | 0 | 11 | 12 | | SF | 10.00 | 100 | 2000 | 2000 | 3 | 28 | 370 | | |
| 95127 GENTRY LN, FERNANDINA BEACH | | | | | | | | | | | | | BLD DATE | | LGL DATE | 05/30/2023 | MLU |
| | | | | | | | | | | | | | XF DATE | | LAND DATE | | |
| | | | | | | | | | | | | | INC DATE | | AG DATE | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1993] W2[UOP=[YR=2009] N12 W10 S12 E10 \$ W29 S24 E56 N24 \$. | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | OR | 0.00 | 0.00 | 1.09 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 81,750 | | | | | | | |