BLOCK 4 LOT 2
WILLOW BRANCH ACRES PB 4/58

HULS CHARLES T
95161 GENTRY LN
FERNANDINA BEACH, FL 32034

2024

31-2N-28-4955-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Cover	03	COMP SHNGL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

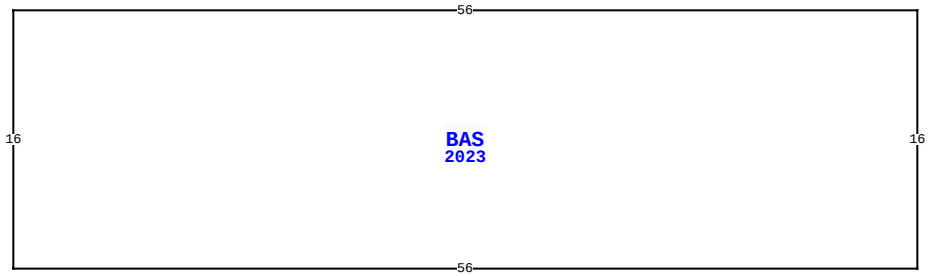
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	52,557
TOTALS	896		896	52,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	79.0000	59.25	53,088	2023	2023	0	0	0	1.00	99.00

3 M/H 94+ – 100% - 2024 Heated Area: 896 HX Base Yr 2017



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,557
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		70,538
TOTAL MARKET VALUE		126,335
SOH/AGL Deduction		42,119
ASSESSED VALUE		84,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,216
TOTAL JUST VALUE		126,335
NCON VALUE		52,557
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014833	CO ISSUED	0	01/31/2023
22014833	MH MOVE-ON	0	10/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2614/1304	1/23/2023	QC	U	I	11	100
GRANTOR: NEW SHIRLEY						
GRANTEE: HULS CHARLES						
2027/1240	2/08/2016	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NEW SHIRLEY & CHARL						

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

95161 GENTRY LN, FERNANDINA BEACH

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	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	30.00	100	1989	1989	3	20	1,920	
2	0681	POLE SHED	0	100	22	20	440.00	SF	15.00	15.00	100	1989	1989	3	20	1,320	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W56 S16 E56 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	000001	C	V RS W/XFOB	100		OR	0.00	0.00	0.99	AC		1.00	1.00	0.95	75,000.00	71,250.00	70,538							

REVIEW DATE 02/13/2023 BY DJ Total Acres: 0.99 Total Land Value: 70,538 Market: 0 Agricultural: 0 Common: 70,538 PRINTED 08/06/2024 BY SYS