PT OF GOVT LOT 3
IN OR 2182/833
R673369 & R673370

HEATWOLE MARCUS T
95038 PANDYS PL
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0014-0030

BUILDING CHARACTERISTICS

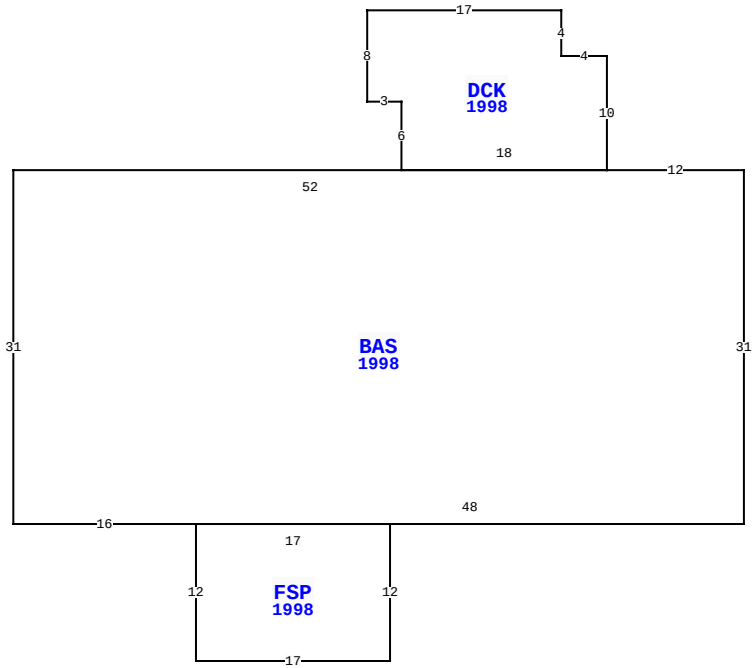
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	84,465
DCK	260	15	39	1,660
FSP	204	60	122	5,194
TOTALS	2,448		2,145	91,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,145	123.4000	92.55	198,520	1998	2000	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2019 Heated Area: 1984 HX Base Yr 2019



95038 PANDYS PL, 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		91,319
TOTAL MARKET OB/XF VALUE		3,227
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		169,546
SOH/AGL Deduction		81,053
ASSESSED VALUE		88,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,493
TOTAL JUST VALUE		169,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982226	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0833	3/02/2018	QC	U	I	11	40,000
GRANTOR: GIBSON JOYCE M						
GRANTEE: HEATWOLE MARCUS T						
1620/0128	5/19/2009	QC	U	I	30	17,750
GRANTOR: GIBSON JAMES R SR						
GRANTEE: GIBSON JAMES R SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 DCK=[YR=1998] N10 W4 N4 W17 S8 E3 S6 E18$ W52 S31 E16 FSP=[YR=1998] S12 E17 N12 W17$ E48 N31$.

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	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1998	1998	3	20	392	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,227

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	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS