

BLOCK 1 LOT 10
R674065 & R674066
BIG OAK PB 5/357

ASHMEAD JOHN W
95179 PETUNIA CT
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

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Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	82,148
TOTALS	1,040		1,040	82,148

EXTRA FEATURES	
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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	19	10	190.00	SF	10.00	10.00	100	1999	1999	3	20	380	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1999	1999	3	27	1,485	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
4	1242	WD DECK A	0	0	12	13	156.00	SF	10.00	10.00	100	1995	1995	3	20	312	

LAND DESCRIPTION			TOTAL OB/XF 2,273														
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
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

REVIEW DATE	12/27/2019	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,040	161.2000	112.84	117,354	1984	2012	0	0	0	30.00	70.00
1 M/H 93- - 0% - 0												
Heated Area: 1040											HX Base Yr	
BAS 1999												
95179 PETUNIA CT, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/26/2023 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		82,148	
TOTAL MARKET OB/XF VALUE		2,273	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		169,421	
SOH/AGL Deduction		31,666	
ASSESSED VALUE		137,755	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		137,755	
TOTAL JUST VALUE		169,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95764	MH MOVE-ON	0	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/1306	5/01/2020	WD	Q	I	02	134,000
GRANTOR: KHANNA CHRISTINE & SU						
GRANTEE: ASHMEAD JOHN W & GE						
1755/1623	9/02/2011	WD	Q	I	01	44,000
GRANTOR: WELLS EUGENE M & FAYE						
GRANTEE: KHANNA CHRISTINE						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1999] W40 S26 E40 N26\$.																

95179 PETUNIA CT, FERNANDINA BEACH

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REVIEW DATE	12/27/2019	BY	KW
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Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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