

BLOCK 2 LOT 2
IN OR 1517/344
1997 GENERAL DW/MH

VAN WEY MICHAEL P & LAURENE A
95216 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	1,976	100	1,976	62,837
TOTALS	1,976		1,976	62,837

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
2	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	1997
3	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	43.75	43.75	100	2012

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	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 M/H 94+ - 100% - 2007

Heated Area: 1976

HX Base Yr 2007

BAS 2006

BLD DATE	06/26/2007	RK	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
38,596											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		62,837	
TOTAL MARKET OB/XF VALUE		38,596	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		186,433	
SOH/AGL Deduction		95,169	
ASSESSED VALUE		91,264	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		41,264	
TOTAL JUST VALUE		186,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26122	ADDITION	16,762	06/01/2012
E24924	MOBILE HOME	0	04/01/2012
961587	MH MOVE-ON	0	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1517/0344	8/06/2007	WD U	I	I	07
GRANTOR: VANWEY MICHAEL P					
GRANTEE: VANWEY MICHAEL P &					
1507/1542	6/25/2007	QC U	I	I	01
GRANTOR: VAN WEY MICHAEL P					
GRANTEE: VAN WEY MICHAEL P &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
---------------------	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=2006] W76 S26E76 N26 S .											
----------------------------------	--	--	--	--	--	--	--	--	--	--	--