

BLOCK 2 LOT 4
IN OR 1474/1270
R672429 & R672430 & R672431

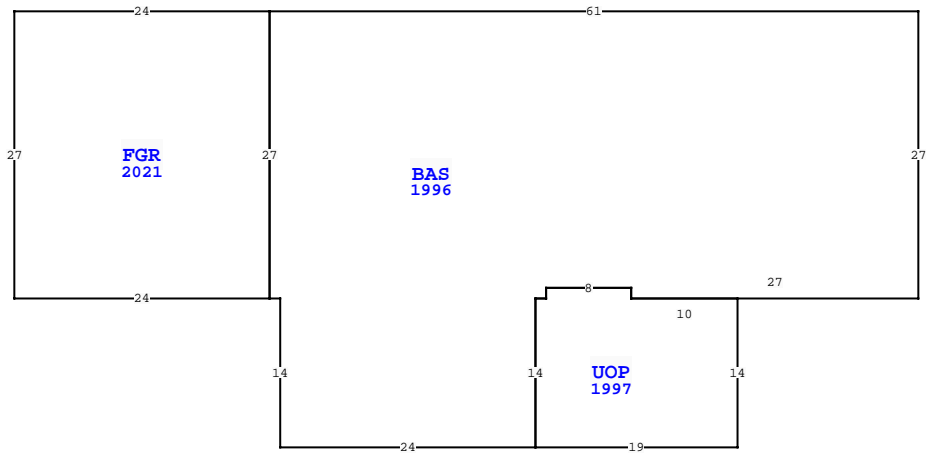
YOUNG JERRY JR/WILLIAMS MARY
95158 BIG OAK AVE
FERNANDINA BEACH, FL 32034-1307

2024

32-2N-28-0150-0002-0040

| BUILDING CHARACTERISTICS | | CONSTRUCTION | | |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT | CD | | | |
| Exterior Wall | 30 | VINYL 100 | | |
| Roof Structur | 03 | GABLE/HIP 100 | | |
| Roof Cover | 03 | COMP SHNGL 100 | | |
| Interior Wall | 05 | DRYWALL 100 | | |
| Interior Floor | 14 | CARPET 80 | | |
| Interior Floor | 08 | SHT VINYL 20 | | |
| 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 | 04 | Quality Level 04 | | |
| 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 | 1,975 | 100 | 1,975 | 87,843 |
| FGR | 648 | 55 | 356 | 15,834 |
| UOP | 274 | 25 | 68 | 3,025 |
| TOTALS | 2,897 | | 2,399 | 106,701 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0800 | 02 | 2,399 | 128.9200 | 96.69 | 231,959 | 1996 | 2000 | 0 | 0 | 54.00 | 46.00 |
| 1 M/H 94+ - 100% - 1997 Heated Area: 1975 HX Base Yr 1997 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 106,701 |
| TOTAL MARKET OB/XF VALUE | | | 5,781 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 197,482 |
| SOH/AGL Deduction | | | 107,263 |
| ASSESSED VALUE | | | 90,219 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 40,219 |
| TOTAL JUST VALUE | | | 197,482 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 194,807 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 981220 | REPAIR/RRF | 0 | 08/01/1998 |
| 9704037 | XFOB | 3,400 | 06/01/1997 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1474/1270 | 1/29/2007 | QC | U | I | 01 | 50,800 |
| GRANTOR: YOUNG JERRY JR | | | | | | |
| GRANTEE: YOUNG JERRY JR & MA | | | | | | |
| 0730/0889 | 5/26/1995 | QC | U | V | 06 | 15,000 |
| GRANTOR: STEWART W DENISE | | | | | | |
| GRANTEE: YOUNG JERRY JR | | | | | | |

| 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 | 0500 | FP-PRE FAB | 0 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 79 | 2,765 | |
| 2 | 0350 | CARPORT WD | 0 100 | 20 | 20 | 400.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 20 | 520 | |
| 3 | 0680 | POLE SHED | 0 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 26 | 936 | |
| 4 | 0810 | CONCRETE A | 0 100 | 0 | 0 | 320.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 1,560 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/26/2023 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=1996] W61 FGR=[YR=2021] W24 S27 E24 N27 \$ S27 E1 S14 E24 UOP=[YR=1997] E19 N14 W10 N1 W8 S1 W1 S14 \$ N14 E1 N1 E8 S1 E27 N27 \$. | |

| 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 | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | | | | |