

BLOCK 2 LOT 6
R672360 & R672361
BIG OAK PB 5/357

RAMEY CLINTON A JR & MARGARET M
95096 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0002-0060



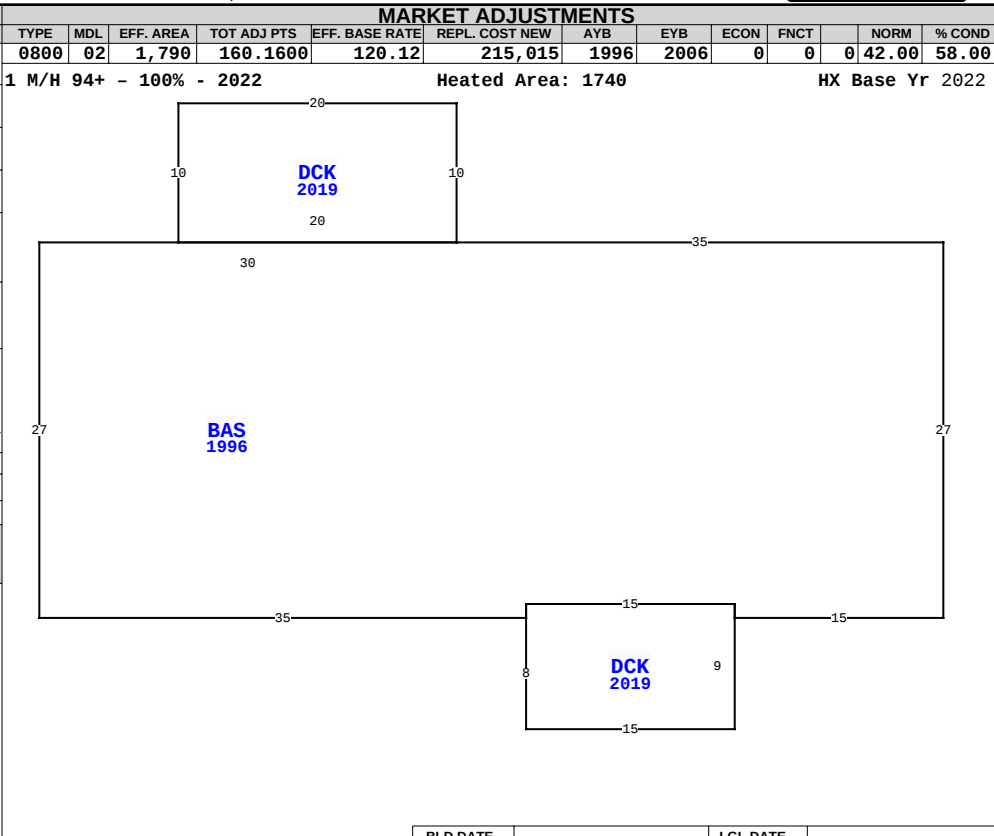
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	1,740	100	1,740	121,225
DCK	135	15	20	1,393
DCK	200	15	30	2,090
TOTALS	2,075		1,790	124,709

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	1996
2	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	2000
3	0810	CONCRETE A	0 100	40	7	280.00	SF	6.50	6.50	100	2003

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	0006	OR	0.00	0.00	1.00	LT	



95096 BIG OAK AVE, FERNANDINA BEACH											
TOTAL OB/XF 6,330											

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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	0006	OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
130,908											
TOTAL MARKET OB/XF VALUE											
6,330											
TOTAL LAND VALUE - MARKET											
85,000											
TOTAL MARKET VALUE											
222,238											
SOH/AGL Deduction											
65,937											
ASSESSED VALUE											
156,301											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
106,301											
TOTAL JUST VALUE											
222,238											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
218,191											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311380	XFOB	13,200	07/01/2003
961401	MH MOVE-ON	0	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2292/1792	6/14/2019	WD	Q	I	01	145,000	
GRANTOR: TATE LOIS J L/E							
GRANTEE: RAMEY CLINTON A JR							
2197/1562	5/21/2018	LE	U	I	11	100	
GRANTOR: TATE LOIS J							
GRANTEE: CHAPLAUSKE DEBORAH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W35 DCK=[YR=2019] N10 W20 S10 E20\$ W30 S27 E35 DCK=[YR=2019] S8 E15 N9 W15 S1\$ N1 E15 S1 E15 N27\$.											

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