BLOCK 2 LOT 7
IN OR 1590/1135
R788247 & R788248

BOYD FELIX JR
95070 BIG OAK AV
FERNANDINA BEACH, FL 32034

**2024**

**32-2N-28-0150-0002-0070**

## NASSAU COUNTY PROPERTY



## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

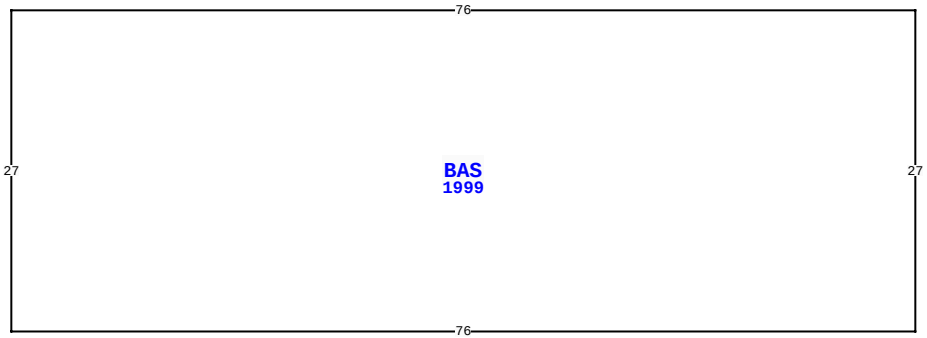
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,052 | 100 | 2,052 | 62,570 |
| TOTALS | 2,052 | | 2,052 | 62,570 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,052 | 135.5200 | 101.64 | 208,565 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2009 Heated Area: 2052 HX Base Yr 2009




95070 BIG OAK AVE, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 62,570 |
| TOTAL MARKET OB/XF VALUE | | 3,422 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 150,992 |
| SOH/AGL Deduction | | 83,944 |
| ASSESSED VALUE | | 67,048 |
| TOTAL EXEMPTION VALUE | HX HB | 42,048 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 150,992 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 146,879 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-444 | MH MOVE-ON | 47,500 | 04/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1590/1135 | 10/24/2008 | QC | U | I | 07 | 100 |
| GRANTOR: JAMISON LEWIS | | | | | | |
| GRANTEE: BOYD FELIX JR | | | | | | |
| 1500/0172 | 5/21/2007 | QC | U | I | 06 | 100 |
| GRANTOR: JAMISON LEWIS | | | | | | |
| GRANTEE: BOYD FELIX JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W76 S27 E76 N27$.

## 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 | 1243 | WD DECK F | 0 | 100 | 13 | 12 | 156.00 | SF | 8.00 | 8.00 | 100 | 1999 | 1999 | 3 | 20 | 250 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 16 | 16 | 256.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 512 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,422

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS