

BLOCK 2 LOT 9 R621884
IN OR 1963/1656
BIG OAK PB 5/357

OBERRY PAUL S & BRITTANY N
95118 PETUNIA CT
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0002-0090



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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	924	100	924	33,331
FEP	140	85	119	4,293
UOP	120	25	30	1,082
TOTALS	1,184		1,073	38,705

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,073	107.3600	75.15	80,636	1993	2001	0	0	52.00	48.00

1 M/H 93- - 100% - 2021

Heated Area: 1043

HX Base Yr 2021

14

10

FEP
2018

14

28

14

BAS
1997

20

10

12

UOP
2008

10

BLD DATE	06/16/2009	RK	LGL DATE	05/26/2023	MLU
XF DATE			LAND DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 4							Tax Dist:						
BUILDING MARKET VALUE							38,705						
TOTAL MARKET OB/XF VALUE							0						
TOTAL LAND VALUE - MARKET							85,000						
TOTAL MARKET VALUE							123,705						
SOH/AGL Deduction							47,368						
ASSESSED VALUE							76,337						
TOTAL EXEMPTION VALUE							HX HB		50,000				
BASE TAXABLE VALUE							26,337						
TOTAL JUST VALUE							123,705						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							122,437						
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