BLOCK 4 LOT 11
ESMT OR 1737/1426
HOLLY POINT NORTH 2 PB 4/80

WRAY CARTER/KEETER ABIGAIL
95035 TORI TR
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0004-0110

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	20	. 100
Quality	05	Quality Level 05

DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	138,608
FOP	160	30	48	4,620
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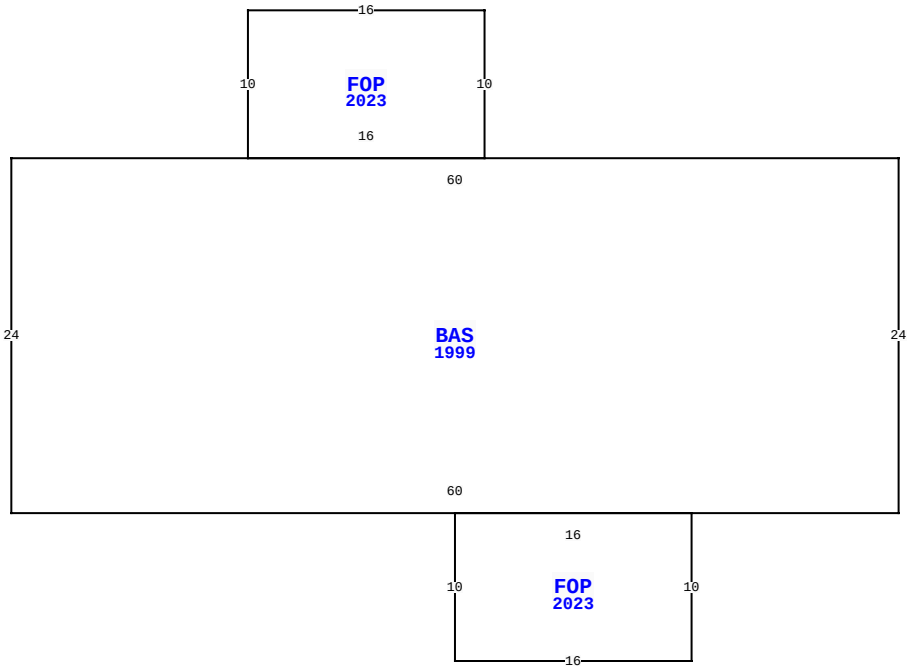
TOTALS	1,760		1,536	147,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	171.1200	128.34	197,130	1999	2014	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2024 Heated Area: 1440 HX Base Yr 2024



95035 TORI TR, FERNANDINA BEACH

BLD DATE	02/06/2008	RK	LGL DATE		
XF DATE	02/06/2008	RK	LAND DATE	05/26/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,848
TOTAL MARKET OB/XF VALUE		4,320
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		237,168
SOH/AGL Deduction		0
ASSESSED VALUE		237,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,168
TOTAL JUST VALUE		237,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4890	CO ISSUED	0	01/01/2007
MH074890	MH MOVE-ON	0	01/01/2007
M12366	MECH OTHER	0	01/01/2007
P12033	OTHER	0	01/01/2007
MH013626	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/731	7/20/2023	WD	Q	I	01	285,000
GRANTOR: KIRKUS TONY JOE JR						
GRANTEE: WRAY CARTER						
2464/1218	5/24/2021	WD	Q	I	01	157,500
GRANTOR: WILD MICHAEL S						
GRANTEE: KIRKUS TONY JOE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W60 S24 E60 N24 $
FOP=[YR=2023;ORIG=-30,24] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=-28,0] W16 N10 E16 S10 $
.

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	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2023	2022		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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

REVIEW DATE 12/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS