PT SEC 40-2N-28E IN
OR 2529/633

GIBBS SARA A
96300 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

**2024**

**40-2N-28-0000-0060-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

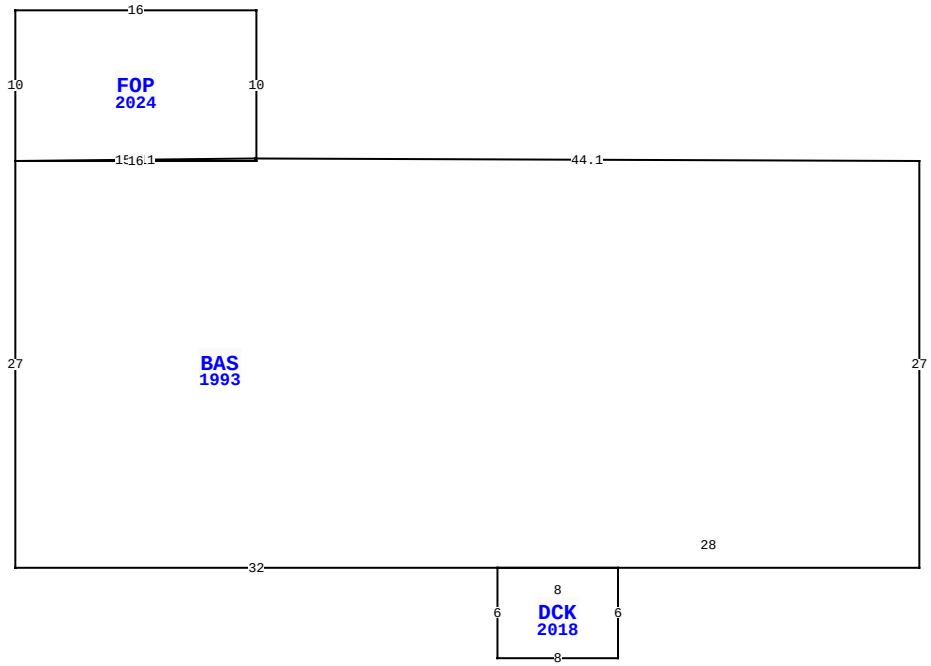
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,625 | 100 | 1,625 | 105,942 |
| DCK | 48 | 15 | 7 | 456 |
| FOP | 160 | 30 | 48 | 3,129 |
| TOTALS | 1,833 | | 1,680 | 109,527 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,680 | 141.1200 | 98.78 | 165,950 | 1992 | 2010 | 0 | 0 | 0 | 34.00 | 66.00 |

1 M/H 93- – 100% - 2020 Heated Area: 1625 HX Base Yr 2020




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/30/2023 MLU |
| AG DATE | |

96300 HARDY ALLEN RD, FERNANDINA BEACH

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,056 |
| TOTAL MARKET OB/XF VALUE | | 6,360 |
| TOTAL LAND VALUE - MARKET | | 99,750 |
| TOTAL MARKET VALUE | | 225,166 |
| SOH/AGL Deduction | | 77,917 |
| ASSESSED VALUE | | 147,249 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 97,249 |
| TOTAL JUST VALUE | | 225,166 |
| NCON VALUE | | 16,824 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230012364 | 20X25 W/14X25 ENC | 38,516 | 09/26/2023 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2529/0633 | 1/07/2022 | QC | U | I | 11 | 100 |
| GRANTOR: GIBBS SARA,KIMBERLY & | | | | | | |
| GRANTEE: GIBBS SARA | | | | | | |
| 2329/0580 | 12/27/2019 | WD | Q | I | 01 | 150,000 |
| GRANTOR: FL LAND TRUST NO 9630 | | | | | | |
| GRANTEE: GIBBS SARA A & KIMB | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U0.2L44.1 D0.2L15.11 S27 E32 E28 N27 $
DCK=[YR=2018;ORIG=-28,27] S6 E8 N6 W8 $
FOP=[YR=2024;ORIG=-60,-10] E16 S10 W16 N10 $
.

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 384.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 3,840 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,360

| 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 | 1.33 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 99,750 | | | | | | | |

REVIEW DATE 01/16/2024 BY DJ Total Acres: 1.33 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

**2024**

**40-2N-28-0000-0060-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 03 | Quality Level 03 |

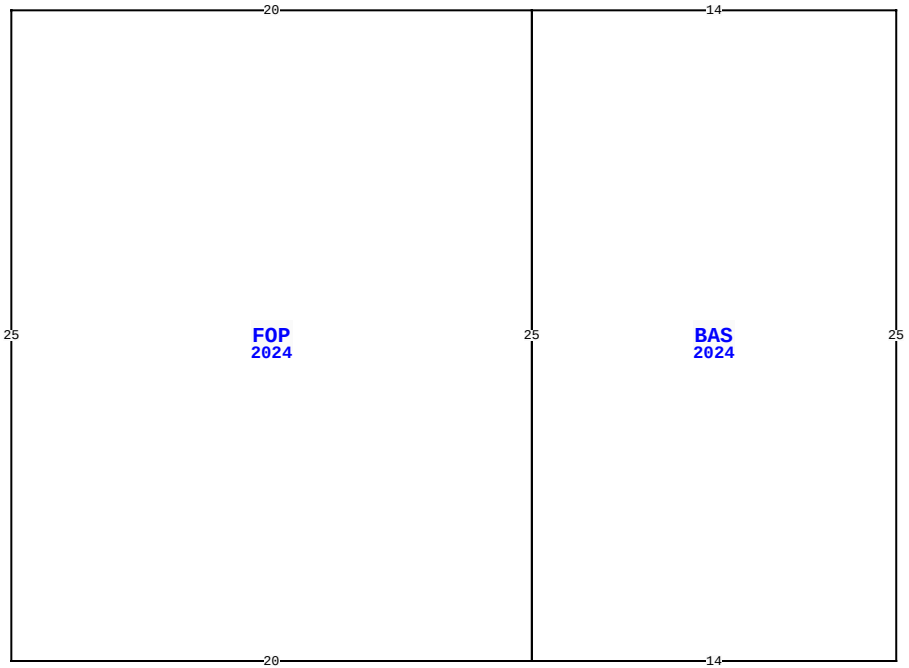
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 350 | 100 | 350 | 6,671 |
| FOP | 500 | 30 | 150 | 2,859 |
| TOTALS | 850 | | 500 | 9,529 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 500 | 55.0000 | 19.25 | 9,625 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2024 Heated Area: 350 HX Base Yr 2020




96300 HARDY ALLEN RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



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| GRANTEE: GIBBS SARA | | | | | | |
| 2329/0580 | 12/27/2019 | WD | Q | I | 01 | 150,000 |
| GRANTOR: FL LAND TRUST NO 9630 | | | | | | |
| GRANTEE: GIBBS SARA A & KIMB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=66,10] E14 S25 W14 N25 $
FOP=[YR=2024;ORIG=66,10] W20 S25 E20 N25 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/16/2024 BY DJ Total Acres: 1.33 Total Land Value: 99,750 Market: 0 Agricultural: 0 Common: 99,750 PRINTED 08/06/2024 BY SYS