



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur		N/A 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
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	04	Quality Level 04	
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
BAS	1,680	100	1,680
			SUBAREA MARKET VALUE
			128,891
TOTALS	1,680		1,680
			128,891

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,680	120.3400	90.26	151,637	2016	2016	0	0	15.00	85.00		
1 M/H 94+ - 100% - 2022 Heated Area: 1680 HX Base Yr 2022													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; height: 10px; background: linear-gradient(to right, transparent 49%, blue 49% 51%, blue 51% 56%, transparent 56%);"></div> <div style="position: absolute; bottom: 0; left: 0; right: 0; height: 10px; background: linear-gradient(to right, transparent 49%, blue 49% 51%, blue 51% 56%, transparent 56%);"></div> <div style="position: absolute; left: 50%; top: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2016</div> </div>													
96041 LITTLEBERRY LN, FERNANDINA BEACH													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	05/30/2023	MLU		
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			128,891
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			86,062
TOTAL MARKET VALUE			214,953
SOH/AGL Deduction			54,349
ASSESSED VALUE			160,604
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			110,604
TOTAL JUST VALUE			214,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165773	CO ISSUED	0	11/04/2016
MH165773	MH MOVE-ON	0	08/26/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0220	8/25/2016	WD	U	I	11	100
GRANTOR: BATCHELOR CAROL A						
GRANTEE: ROBERT A HOLCOMB II						
1584/0163	9/05/2008	QC	U	I	01	100
GRANTOR: BATCHELOR JAMES E						
GRANTEE: BATCHELOR CAROL A						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W56 S30 E56 N30\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.53	AC		1.00	1.00	0.75	75,000.00	56,250.00	86,062									