PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2165/311

LEIGH JAMES NELSON
3121 LAKE SHORE BLVD
JACKSONVILLE, FL 32210

2024

41-2N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	02	Quality Level 02

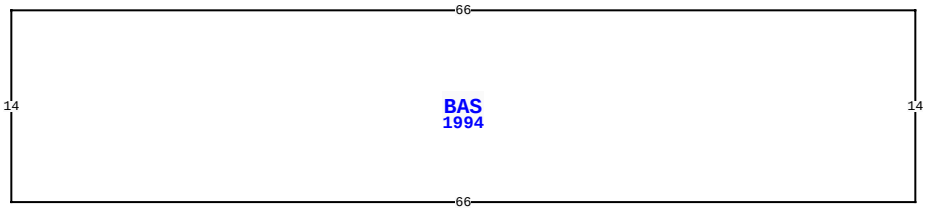
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,256
TOTALS	924		924	13,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	68.3200	47.82	44,186	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,256
TOTAL MARKET OB/XF VALUE	1,253
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	64,009
SOH/AGL Deduction	16,068
ASSESSED VALUE	47,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,941
TOTAL JUST VALUE	64,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8335	CHNGE SRVC	0	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2165/0311	12/18/2017	QC	U	I	11	100
GRANTOR: BATCHELOR CAROL, CHAN						
GRANTEE: LEIGH JAMES NELSON						
2072/1406	9/16/2016	FJ	U	I	11	100
GRANTOR: BATCHELOR JAMES E EST						
GRANTEE: BATCHELOR CAROL, SU						

96044 LITTLEBERRY LN, FERNANDINA BEACH

BLD DATE	05/10/2007 OOTO	LGL DATE	05/30/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	20.10	20.10	100	1988	1988	3	20	965	

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S14 E66 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,253

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	0		OR	185.00	110.00	0.44	AC		1.00	1.00	1.50	75,000.00	112,500.00	49,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.44 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS