

TRACT 20
IN OR 2712/1632
ESMT OR 448/659 & OR 628/528

JOHNSON LINDA D L/E/
95058 CARLS LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	38,723
TOTALS	1,568		1,568	38,723

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	44	14	616.00	SF	15.00	15.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	4.32	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,568	117.6000	82.32	129,078	1992	1992	0	0	70.00	30.00
1 M/H 93- - 100% - 1984											
Heated Area: 1568											
HX Base Yr 1984											
BAS 1993											
95058 CARLS LN, FERNANDINA BEACH											
05/30/2023 MLU											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	44	14	616.00	SF	15.00	15.00	100	2000

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	44	14	616.00	SF	15.00	15.00	100	2000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	47,420		
TOTAL MARKET OB/XF VALUE	2,587		
TOTAL LAND VALUE - MARKET	162,000		
TOTAL MARKET VALUE	212,007		
SOH/AGL Deduction	104,925		
ASSESSED VALUE	107,082		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	57,082		
TOTAL JUST VALUE	212,007		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,713		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9112	MH MOVE-ON	35,000	11/19/1992
8574	MH MOVE-ON	7,000	06/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/1632	5/20/2024	QC	U	I	11	13,000	
GRANTOR: JOHNSON LINDA D							
GRANTEE: RIGGS DIANA L							
1314/1876	5/04/2005	WD	U	I	01	100	
GRANTOR: JOHNSON PAUL C							
GRANTEE: JOHNSON LINDA D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S28 E56 N28\$.											

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 70	
Exterior Wall		05	AVERAGE 30	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		01	MINIMUM 100	
Interior Wall		04	PLYWOOD 60	
Interior Wall		05	DRYWALL 40	
Interior Floor		08	SHT VINYL 100	
Air Condition		02	WINDOW 100	
Heating Type		03	FORCED AIR 100	
Bedrooms		1	1 100	
Bathrooms		1	1 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units		0	0 100	
Quality		02	Quality Level 02	
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4006.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	6,287
FEP	216	85	184	2,410
TOTALS		696	664	8,697

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	664	62.3700	43.66	28,990	1970	1980	0	0	70.00	30.00
2 M/H 93- - 0% - 1984											
Heated Area: 664											
HX Base Yr 1984											
12 40 12 BAS 2007 40 1 17 12 FEP 2018 18											
BLD DATE						LGL DATE					