LOT 11 IN OR 1916/308
1974 MARR SW/MH
GURNIE OAKS SUB PB 5/2

GOETZ WILLIAM H
5418 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0280-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	02	. 100
Quality	01	Quality Level 01

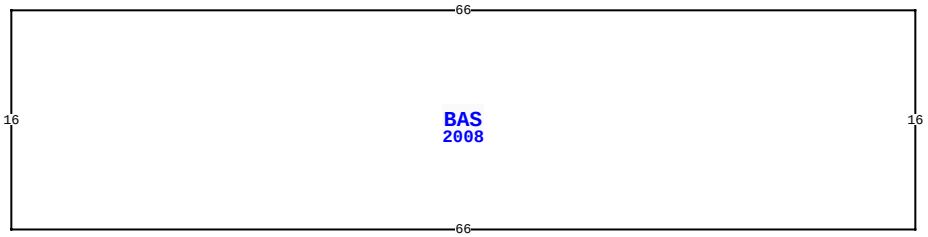
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2008	1,056	9,061
TOTALS	1,056			1,056	9,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	35.7500	28.60	30,202	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr



1539 AVERY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	9,061
TOTAL MARKET OB/XF VALUE	848
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	109,909
SOH/AGL Deduction	66,668
ASSESSED VALUE	43,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,241
TOTAL JUST VALUE	109,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/0308	4/29/2014	WD	Q	I	02	22,000
GRANTOR: COOPER WILLIAM VAUGHN						
GRANTEE: GOETZ WILLIAM H						
1916/0305	4/06/2014	WD	U	I	11	100
GRANTOR: COOPER FRANK VICTOR E						
GRANTEE: COOPER WILLIAM VAUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S16 E66 N16$.

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	8	21	168.00	SF	10.00	10.00	100	1982	1982	3	20	336	
2	0940	SHEDS/PORT	0	0	12	6	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
3	0751	UOP	0	0	8	4	32.00	SF	10.00	10.00	100	1998	1998	3	25	80	

LAND DESCRIPTION

TOTAL OB/XF 848

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	000100	C	RES	0		RSF-	2100.00	60.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS