LOTS 12
PT OR 874/1455
KENNETH COURT SUB PB 3/50

THE KENNETH COURT TRUST/WILLIAMS H E TRUSTEE
1415 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0320-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

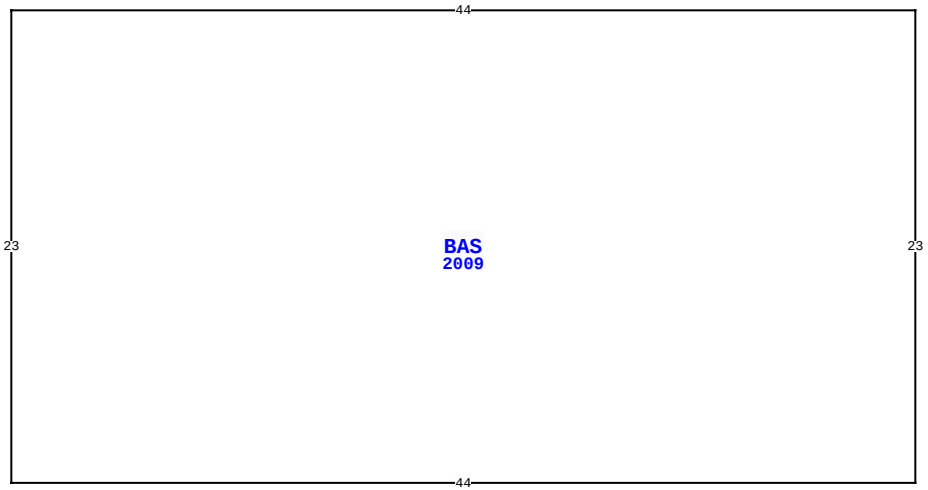
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2009	1,012	29,486
TOTALS	1,012			1,012	29,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,012	121.4000	97.12	98,285	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1012 HX Base Yr



765 KENNETH CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	29,486
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	245,206
SOH/AGL Deduction	114,596
ASSESSED VALUE	130,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,610
TOTAL JUST VALUE	245,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA02009	MH MOVE-ON	0	02/01/2002
B9906702	FOUNDATION	2,300	12/01/1999
B9906170	REMODEL	6,400	06/01/1999
E995681	REMODEL	400	03/01/1999
R991617	REPAIR/RRF	800	03/01/1999
7919	MH MOVE-ON	5,000	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0874/1455	3/16/1999	WD	Q	I		38,900
GRANTOR: LOTT CAROLYN D						
GRANTEE: WILLIAMS H E TRUSTE						
0586/0480	12/18/1989	QC	Q	I	01	100
GRANTOR: LOTT DONALD B						
GRANTEE: LOTT CAROLYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S23 E44 N23$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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		RM	100.00	132.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS