IN OR 1318/1146
EX R/W CASE #2002-CA97
EX 3-2 1981 RENE SW/MH

SERGENT VERA S & CURTIS R
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034-6989

2025

04-2N-26-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

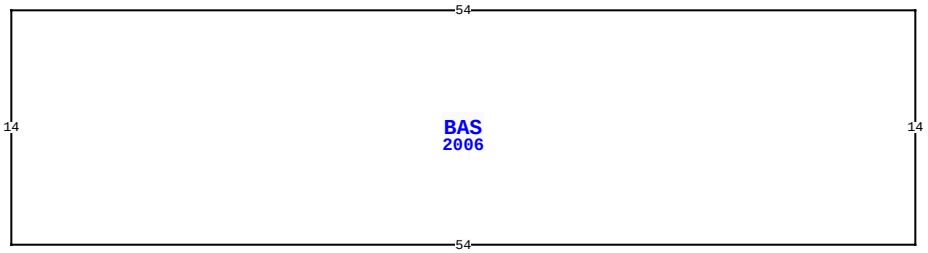
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	2006	756	14,733
TOTALS	756			756	14,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	756	81.2000	64.96	49,110	1981	1981	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 756 HX Base Yr



66093 WESTBERRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/30/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,733
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	44,550
TOTAL MARKET VALUE	59,571
SOH/AGL Deduction	14,599
ASSESSED VALUE	44,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,972
TOTAL JUST VALUE	59,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,729

OWNS ADJ 04-2N-26-0000-0001-0010 (0.16 AC)

MISC SHED NO VAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961362	MH MOVE-ON	0	07/16/1996
4071	N/A	0	05/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1146	5/19/2005	QC	Q	I	01	100
GRANTOR: SERGENT VERA S WESTBE						
GRANTEE: SERGENT VERA S & CU						
0609/0703	10/11/1990	WD	Q	I	01	100
GRANTOR: WESTBERRY CHARLES O						
GRANTEE: WESTBERRY VERA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W54 S14 E54 N14$.

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	14	14	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	0004	OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,550							

REVIEW DATE 12/21/2023 BY KWA Total Acres: 0.99 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 07/30/2025 BY SYS