PT GOVT LOT 1 IN OR 2539/1140
(EX R/W IN OR 672/632 & EX DOT
PAR 112 OR 1899/142)

BRANCH CHRISTINE THIGPEN
942623 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

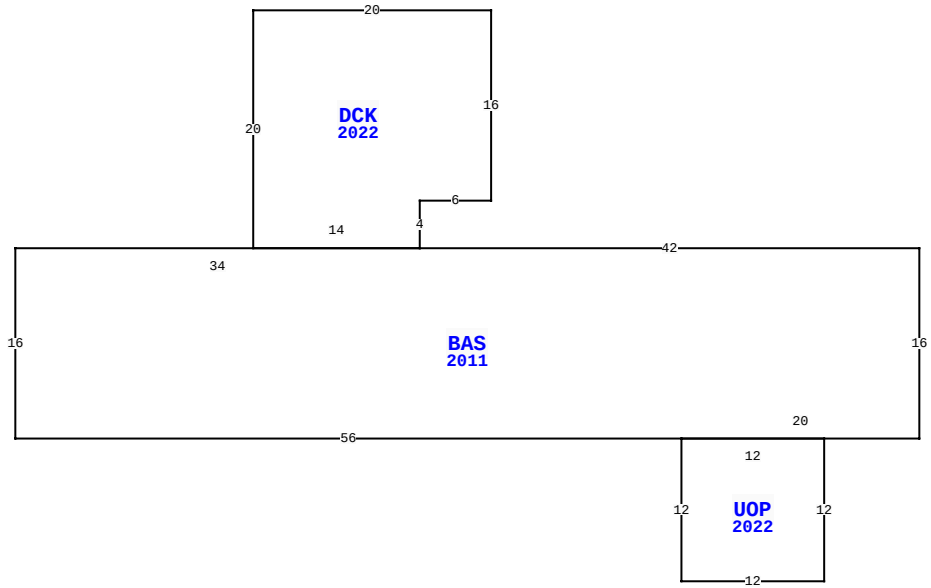
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	90,047
DCK	376	15	2022	56	4,147
UOP	144	25	2022	36	2,666
TOTALS	1,736			1,308	96,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,308	145.2000	123.42	161,433	1998	2008	0	0	0	40.00	60.00

2 M/H 94+ – 100% - 2023 Heated Area: 1216 HX Base Yr 2023



BLD DATE	11/14/2007	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

942623 OLD NASSAUVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,533
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		217,156
TOTAL MARKET VALUE		332,689
SOH/AGL Deduction		54,269
ASSESSED VALUE		278,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,698
TOTAL JUST VALUE		332,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906614	GARAGE	40,933	06/20/2019
C5358	CO ISSUED	0	07/28/2011
E23613	NEW CONSTR	0	07/01/2011
P14880	NEW CONSTR	0	07/01/2011
B20964	DEMOLITION	1,500	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1140	2/14/2022	WD	Q	I	01	355,000
GRANTOR: LAKE EASY ENTERPRISES						
GRANTEE: BRANCH CHRISTINE TH						
2149/0415	9/26/2017	TD	Q	I	01	150,000
GRANTOR: JONES FELICIA L & MAR						
GRANTEE: LAKE EASY ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W42 DCK=[YR=2022] N4 E6 N16 W20 S20 E14$ W34 S16 E56 UOP=[YR=2022] S12 E12 N12 W12$ E20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0005	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	12.28	AC		1.00	1.00	1.00	500.00	500.00	6,138							
3	009400	C	RIGHT-OF-WAY	100		OR			0.18	AC		1.00	1.00	1.00	100.00	100.00	18							

REVIEW DATE 08/08/2022 BY KW Total Acres: 14.57 Total Land Value: 217,156 Market: 0 Agricultural: 0 Common: 217,156 PRINTED 07/30/2025 BY SYS

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(EX R/W IN OR 672/632 & EX DOT
PAR 112 OR 1899/142)

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2025

27-2N-28-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

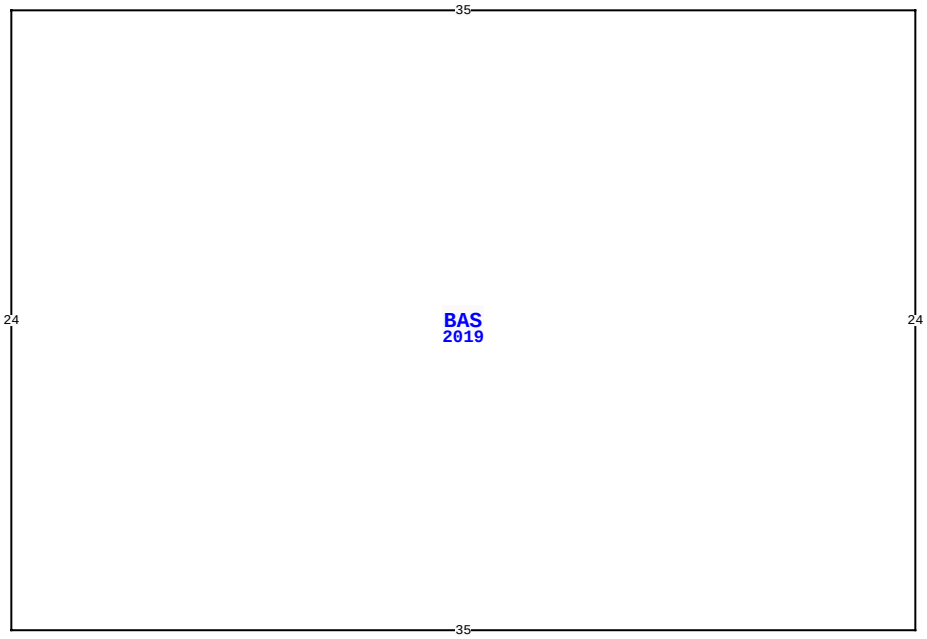
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	18,673
TOTALS	840			840	18,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	23.40	19,656	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



942623 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	11/14/2007 RK	LGL DATE	05/09/2025 MLU
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2149/0415	9/26/2017	TD	Q	I	01	150,000
GRANTOR: JONES FELICIA L & MAR						
GRANTEE: LAKE EASY ENTERPRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/08/2022 BY KW Total Acres: 14.57 Total Land Value: 217,156 Market: 0 Agricultural: 0 Common: 217,156 PRINTED 07/30/2025 BY SYS