PT FRAC SEC 28-2N-28E
PT OR 696/574
ESMT PT OR 518/810

HEAPE BARBARA L
95139 RANCH WAY
FERNANDINA BEACH, FL 32034

2025

28-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

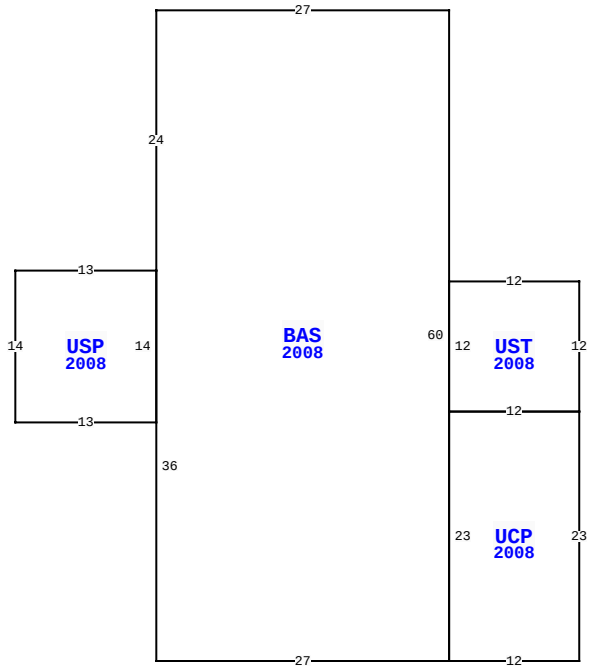
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2008	1,620	41,368
UCP	276	20	2008	55	1,405
USP	182	50	2008	91	2,324
UST	144	55	2008	79	2,017
TOTALS	2,222			1,845	47,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,845	106.4000	85.12	157,046	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



95139 RANCH WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,084
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		374,084
SOH/AGL Deduction		310,483
ASSESSED VALUE		63,601
TOTAL EXEMPTION VALUE	HX HB WX	34,043
BASE TAXABLE VALUE		29,558
TOTAL JUST VALUE		374,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018014	CHNGE SRVC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0574	1/13/1994	QC	Q	I	06	100
GRANTOR: HEAPE JAMES & BARBARA						
GRANTEE: HEAPE BARBARA L						
0108/0492	1/01/1971	TA	U	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W27 S24 USP=[YR=2008] W13 S14 E13 N14$ S36 E27 UCP=[YR=2008] E12 N23 UST=[YR=2008] N12 W12 S12 E12$ W12 S23$ N60$.

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		OR	0.00	0.00	3.50	AC		1.00	1.00	0.90	100,000.00	90,000.00	315,000							

REVIEW DATE 03/09/2022 BY KW Total Acres: 3.50 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
Quality	01	Quality Level 01

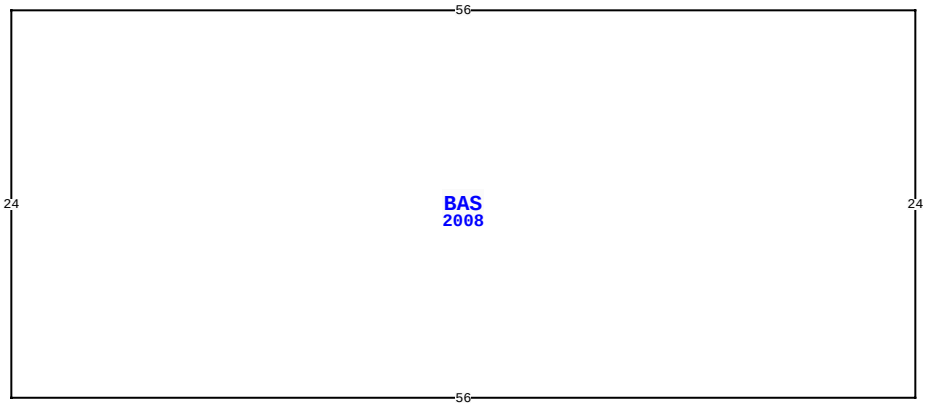
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2008	1,344	11,970
TOTALS	1,344			1,344	11,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,344	55.6000	44.53	59,848	1983	1983	0	0	25	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E56 N24 $.

EXTRA FEATURES

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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 03/09/2022 BY KW Total Acres: 3.50 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS