PT OF GOVT LOT 1
IN OR 2369/1631
ESMT IN OR 492/1045

LEE CHERYL H
95106 LARS LANE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

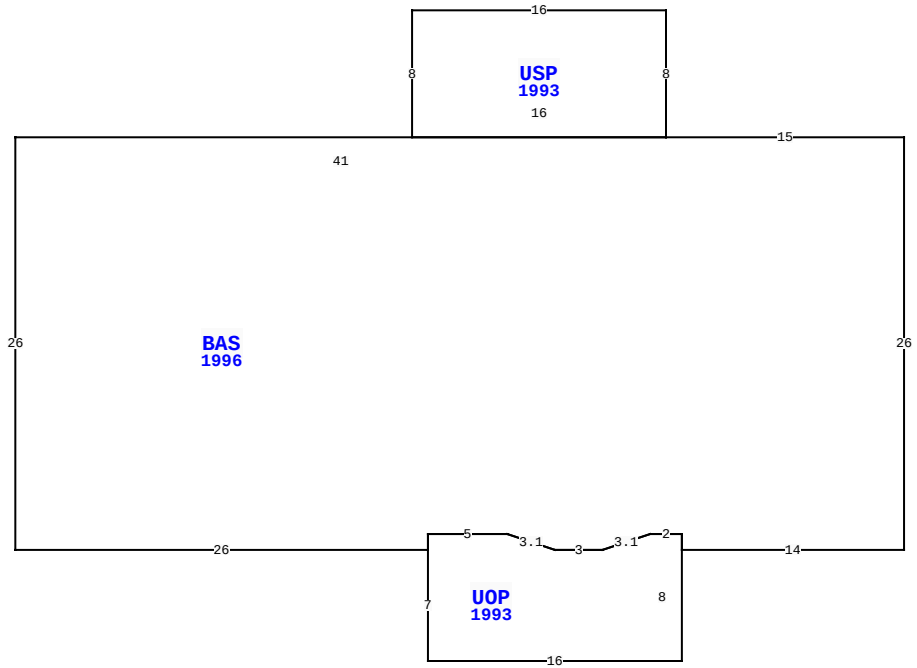
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,446	100	1996	1,446	42,755
UOP	122	25	1993	30	887
USP	128	50	1993	64	1,892
TOTALS	1,696			1,540	45,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	123.2000	98.56	151,782	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1446 HX Base Yr 2021



95106 LARS LN, 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		45,535
TOTAL MARKET OB/XF VALUE		728
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		146,263
SOH/AGL Deduction		71,496
ASSESSED VALUE		74,767
TOTAL EXEMPTION VALUE	HX HB	49,767
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250001961	REPLACEMENT DW M	0	02/25/2025
MH93-086	MH MOVE-ON	11,000	06/01/1993
9011	MH MOVE-ON	16,900	08/21/1992
9013	MH MOVE-ON	33,000	08/21/1992
CO250004879			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2763/1962	1/27/2025	WD	U	I	11	100
GRANTOR: LEE TIMOTHY E						
GRANTEE: LEE CHERYL HARRELSO						
2369/1631	6/22/2020	QC	U	I	11	48,000
GRANTOR: MACDONALD THELMA LEE						
GRANTEE: LEE CHERYL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 USP=[YR=1993] N8 W16 S8 E16$ W41 S26 E26
UOP=[YR=1993] S7 E16 N8 W2 D1 L3 W3 L3 U1 W5 S1$ N1 E5
D1 R3 E3 R3 U1 E2 S1 E14 N26$.

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	0350	CARPORT WD	0	100	0	0	400.00	SF	9.10	9.10	100	1993	1993	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 728

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/14/2025 BY WW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS