IN OR 2642/1677
ESMT OR 534/631
EX R/W IN OR 672/447

HULS MICHAEL
1973 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

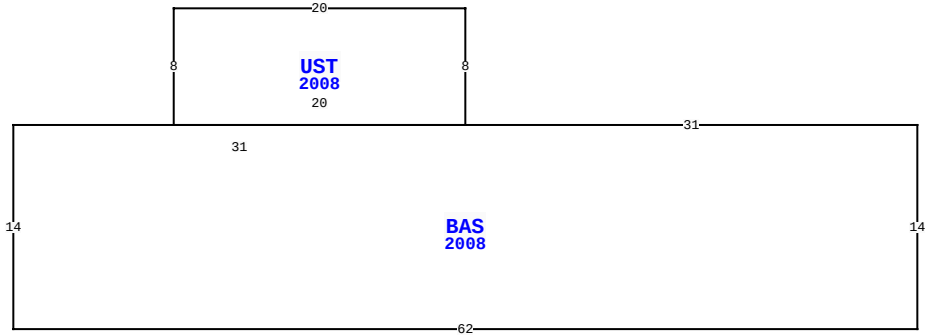
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2008	868	20,582
UST	160	55	2008	88	2,087
TOTALS	1,028			956	22,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	956	98.8000	79.04	75,562	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 868 HX Base Yr 2024



95020 MEG LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,052
TOTAL MARKET OB/XF VALUE		14,395
TOTAL LAND VALUE - MARKET		416,500
TOTAL MARKET VALUE		487,947
SOH/AGL Deduction		100,147
ASSESSED VALUE		387,800
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,078
TOTAL JUST VALUE		487,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5123	CO ISSUED	0	10/29/2008
P13453	OTHER	0	09/01/2008
E21147	ELEC OTHER	0	08/01/2008
M14086	MECH OTHER	0	08/01/2008
B21435	DEMOLITION OF MH	2,000	05/01/2008
9233	MH MOVE-ON	3,000	03/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1677	5/23/2023	QC	U	I	11	100
GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W31 UST=[YR=2008] N8 W20 S8 E20 $ W31 S14 E62 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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
3	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1985	1985	3	20	96	
4	0751	UOP	0	100	0	0	218.00	SF	10.00	10.00	100	2010	2010	3	56	1,221	
5	0751	UOP	0	100	7	8	56.00	SF	10.00	10.00	100	2012	2012	3	64	358	
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2012	2012	3	50	320	
7	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2012	2012	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 14,395

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	4.90	AC		1.00	1.00	0.85	100,000.00	85,000.00	416,500							

REVIEW DATE 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 416,500 Market: 0 Agricultural: 0 Common: 416,500 PRINTED 07/30/2025 BY SYS

IN OR 2642/1677
ESMT OR 534/631
EX R/W IN OR 672/447

HULS MICHAEL
1973 SYCAMORE LANE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0000-0003-0010

BUILDING CHARACTERISTICS

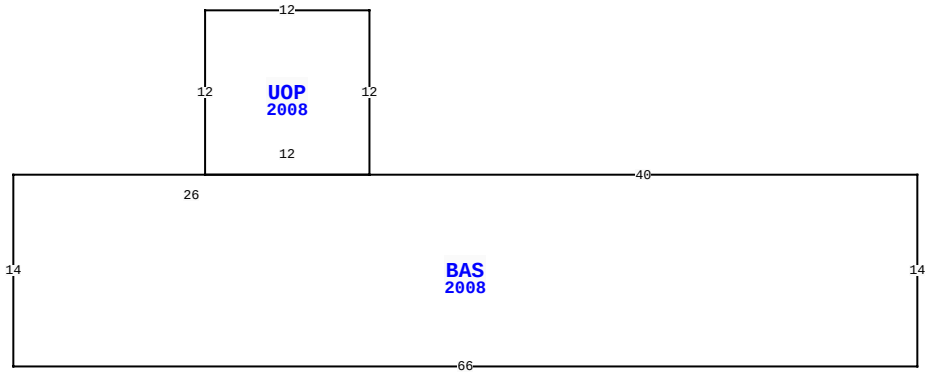
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	17,704
UOP	144	25	2008	36	690
TOTALS	1,068			960	18,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	960	95.8000	76.64	73,574	1986	1986	0	0	5	70.00	25.00

2 M/H 93- – 100% - 2024 Heated Area: 924 HX Base Yr 2024



95020 MEG LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		487,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8036	MH MOVE-ON	19,000	01/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/1677	5/23/2023	QC	U	I	11	100
GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 UOP=[YR=2008] N12 W12 S12 E12 $ W26 S14 E66 N14 $.

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 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 416,500 Market: 0 Agricultural: 0 Common: 416,500 PRINTED 07/30/2025 BY SYS

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Interior Floo	08	SHT VINYL 100
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	02	Quality Level 02

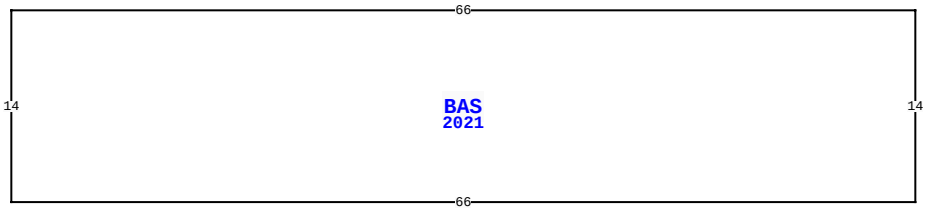
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2021	924	15,989
TOTALS	924			924	15,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	72.1000	57.68	53,296	1985	1985	0	0	0	70.00	30.00

3 M/H 93- – 100% - 2024 Heated Area: 924 HX Base Yr 2024



95020 MEG LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WILDER JOANNE						
GRANTEE: WILDER JO ANN ET AL						
0278/0062	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W66 S14 E66 N14$.

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 03/09/2022 BY KWA Total Acres: 4.90 Total Land Value: 416,500 Market: 0 Agricultural: 0 Common: 416,500 PRINTED 07/30/2025 BY SYS