IN OR 1284/588
R673312 & R673313

GILBERT JOYCE E
95005 ALOHA LANE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-0000-0003-0220

BUILDING CHARACTERISTICS

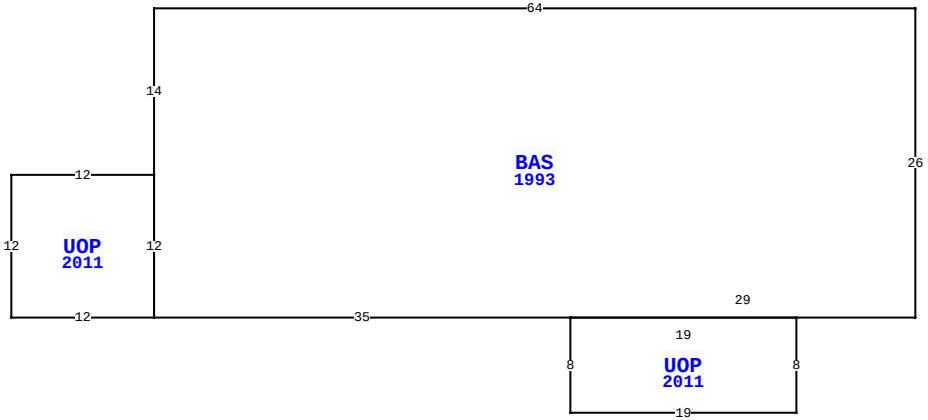
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,664	100	1993	1,664	51,488
UOP	144	25	2011	36	1,114
UOP	152	25	2011	38	1,176
TOTALS	1,960			1,738	53,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,738	128.9200	103.14	179,257	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1664 HX Base Yr 2005



95005 ALOHA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,777
TOTAL MARKET OB/XF VALUE		2,492
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		156,269
SOH/AGL Deduction		105,408
ASSESSED VALUE		50,861
TOTAL EXEMPTION VALUE	HX HB	25,861
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0588	12/29/2004	WD	Q	I	01	100
GRANTOR: LINDSEY CARL D & CIND						
GRANTEE: GILBERT JERRY V & J						
0879/0463	4/16/1999	WD	Q	I		72,000
GRANTOR: GILBERT JERRY & JOYCE						
GRANTEE: LINDSEY CARL & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S14UOP=[YR=2011] W12 S12 E12 N12 $S12 E35
UOP=[YR=2011] S8 E19 N8 W19 $ E29 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	1996	1996	3	70	182	

LAND DESCRIPTION

TOTAL OB/XF 2,492

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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS