LOT 48
R621806
IN OR 787/382

HENSLEY DONNA C
2030 ALEXANDER ROAD
STAR CITY, AR 71667

2025

31-2N-28-1600-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

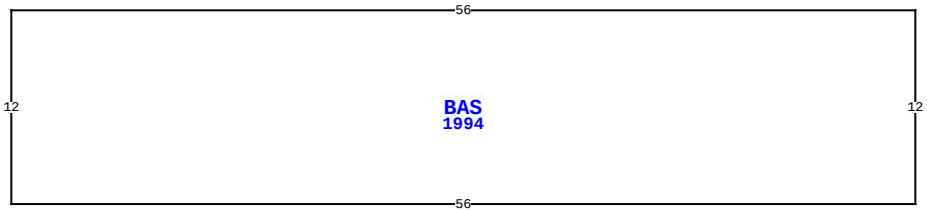
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1994	672	15,580
TOTALS	672			672	15,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	96.6000	77.28	51,932	1971	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



95033 GENTRY 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	15,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	103,000
TOTAL MARKET VALUE	118,580
SOH/AGL Deduction	58,478
ASSESSED VALUE	60,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,102
TOTAL JUST VALUE	118,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0787/0382	3/13/1997	WD	Q	I	01	100
GRANTOR: HENSLEY RONALD G						
GRANTEE: HENSLEY DONNA C						
0702/1351	4/19/1994	WD	Q	I		21,000
GRANTOR: CARTER JOHN & PAULA						
GRANTEE: HENSLEY RONALD & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S12 E56 N12$.

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	0		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 03/18/2022 BY KWA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/30/2025 BY SYS