

LOT 49 R498383 & R498384
PT OR 528/56
OAK HILL EST #1 PB 5/90 & 91

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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	

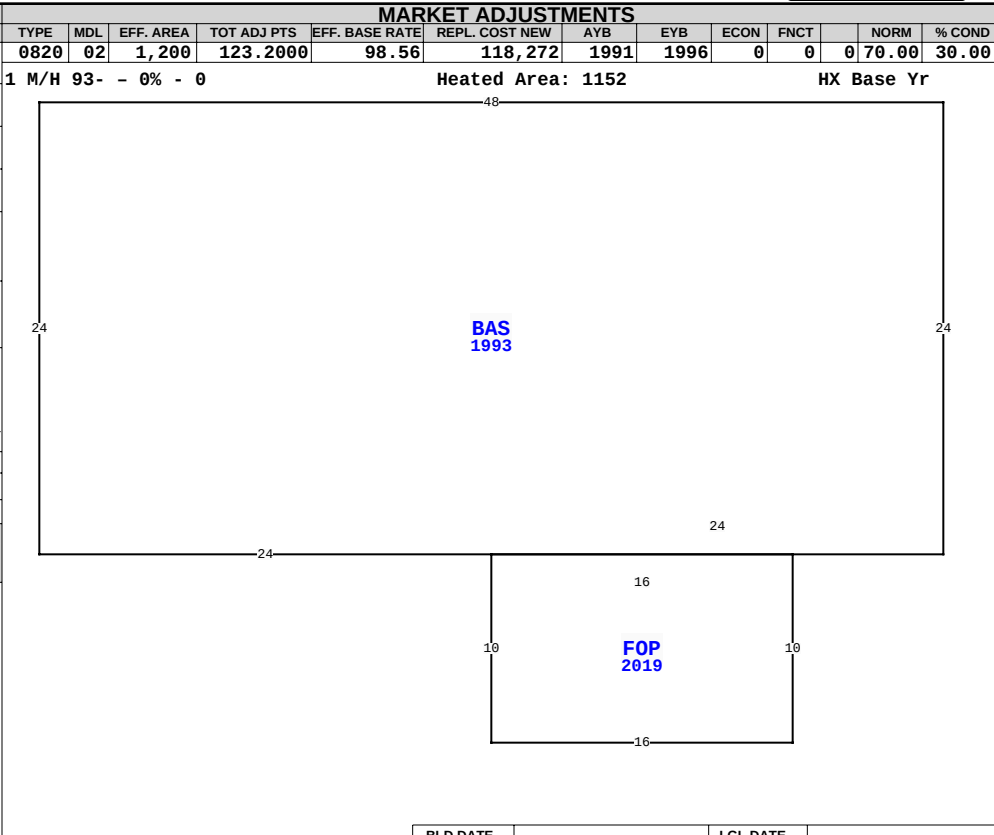
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,062
FOP	160	30	2019	48	1,419

TOTALS	1,312			1,200	35,482
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	706.00	SF	6.50
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00
3	0810	CONCRETE A	0	0	3	24	72.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.20

REVIEW DATE 07/30/2020 BY KWA



95087 GENTRY LN, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	706.00	SF	6.50
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00
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Total Acres: 1.20 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,482
TOTAL MARKET OB/XF VALUE		16,603
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		172,085
SOH/AGL Deduction		66,522
ASSESSED VALUE		105,563
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		105,563
TOTAL JUST VALUE		172,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6756	GARAGE	9,367	09/26/1990
8304	MH MOVE-ON	17,000	09/13/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0528/0056	10/05/1987	MS	U	V	
					18,000

GRANTOR: GRIFFIS LEO & LOUISE
GRANTEE: CARTER JOHN & PAULA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E24 FOP=[YR=2019] S10 E16 N10 W16\$ E24 N24\$.

PRINTED 07/30/2025 BY SYS