LOT 1
OAK HILL ESTATES #2 PB 5/134

TREMBLEY SHAWN C
95233 RICHARD DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0001-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

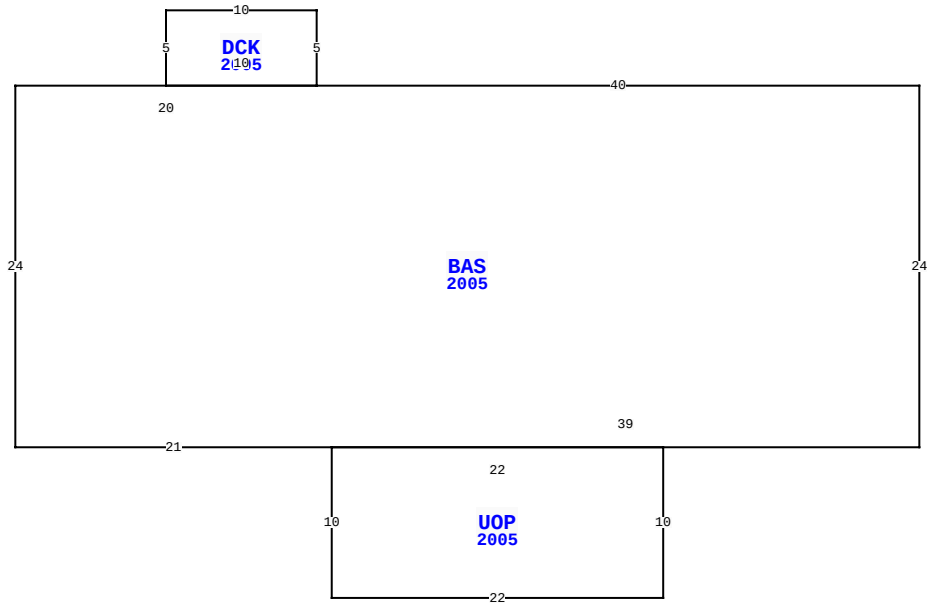
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2005	1,440	45,542
DCK	50	15	2005	8	253
UOP	220	25	2005	55	1,739
TOTALS	1,710			1,503	47,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,503	131.7800	105.42	158,446	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1440 HX Base Yr 2021



95233 RICHARD DR, 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		47,534
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		149,162
SOH/AGL Deduction		66,489
ASSESSED VALUE		82,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,951
TOTAL JUST VALUE		149,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/0837	3/11/2020	QC	U	I	11	100
GRANTOR: TREMBLEY DENNIS C						
GRANTEE: TREMBLEY SHAWN C						
1381/1067	1/13/2006	WD	U	I	23	85,000
GRANTOR: MILLER LISA M						
GRANTEE: TREMBLEY DENNIS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 DCK=[YR=2005] N5 W10 S5 E10$ W20 S24 E21
UOP=[YR=2005] S10 E22 N10 W22$ E39 N24$.

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	1981	1981	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS