LOT 10
OAK HILL ESTATES #2 PB 5/134

RAULERSON CHARLES T & LORI W
95164 RICHARD DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

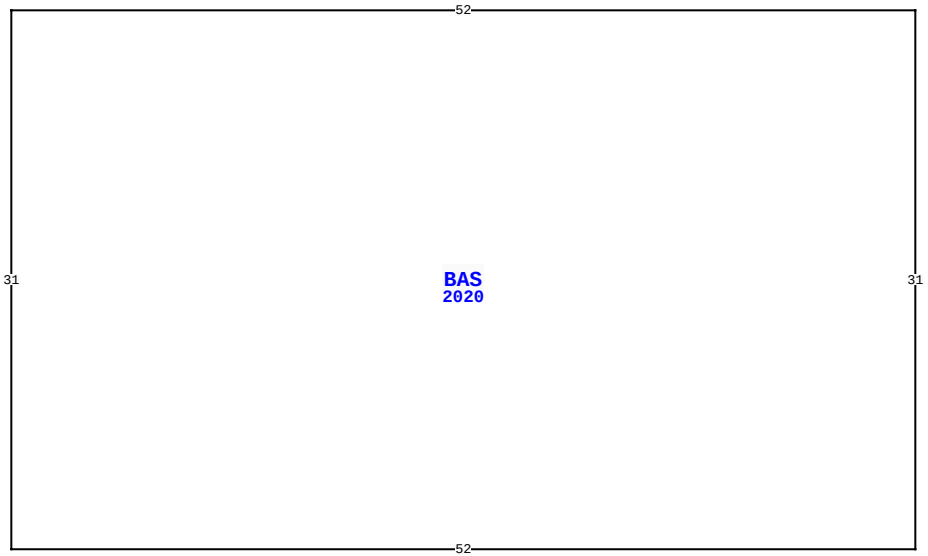
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2020	1,612	158,718
TOTALS	1,612			1,612	158,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	128.7000	109.40	176,353	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2021 Heated Area: 1612 HX Base Yr 2021



95164 RICHARD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,718
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		258,718
SOH/AGL Deduction		99,436
ASSESSED VALUE		159,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,560
TOTAL JUST VALUE		258,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH190211	CO ISSUED	0	03/05/2019
MH190211	MH MOVE-ON	0	01/01/2019
B0210312	CARPORT	13,890	11/01/2002
7841	MH MOVE-ON	14,000	06/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0590	10/28/2020	QC	U	I	11	100
GRANTOR: RAULERSON CHARLES T						
GRANTEE: RAULERSON CHARLES T						
0733/1360	7/11/1995	WD	Q	I		37,000
GRANTOR: STEPHENS TIMOTHY L						
GRANTEE: RAULERSON CHARLES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S31 E52 N31$.

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	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 03/16/2021 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS