LOT 28
OAK HILL EST #2 PB 5/134

PARKER ROBIN A
95046 LOUISE CT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0028-0000

BUILDING CHARACTERISTICS

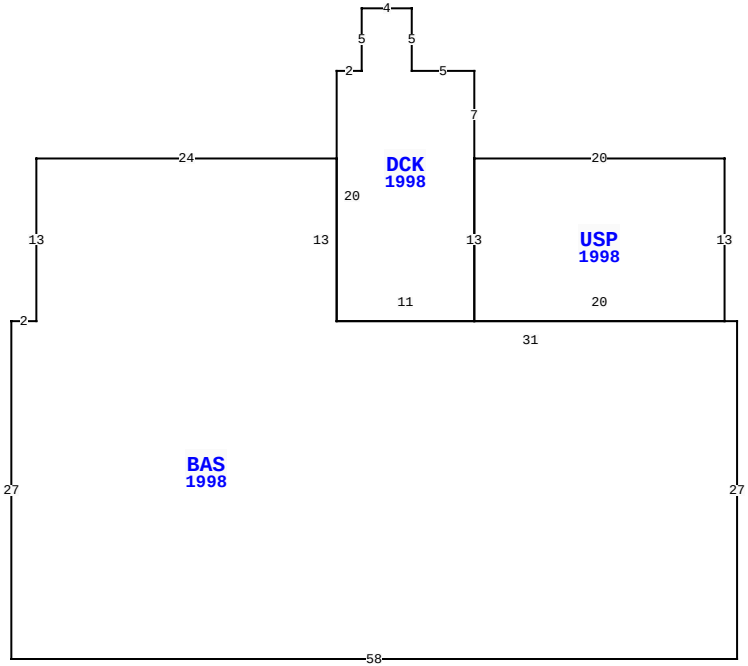
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,878	100	1998	1,878	102,268
DCK	240	15	1998	36	1,960
USP	260	50	1998	130	7,079
TOTALS	2,378			2,044	111,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,044	160.1600	136.14	278,270	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1990 Heated Area: 1878 HX Base Yr 1990



95046 LOUISE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,927
TOTAL MARKET OB/XF VALUE		4,666
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		235,593
SOH/AGL Deduction		117,851
ASSESSED VALUE		117,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,020
TOTAL JUST VALUE		235,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708025	GARAGE	37,875	09/05/2017
982201	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0783	2/20/2019	QC	U	I	11	100
GRANTOR: MACK PATTI F						
GRANTEE: PARKER ROBIN						
0836/0804	6/05/1998	WD	Q	I	06	17,000
GRANTOR: PARKER ROBIN A						
GRANTEE: PARKER ROBIN & PATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 USP=[YR=1998] N13 W20 DCK=[YR=1998] N7 W5 N5 W4 S5 W2 S20 E11 N13 $ S13 E20 $ W31 N13 W24 S13 W2 S27 E58 N27 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1998	1998	3	73	228	
3	0940	SHEDS/PORT	0	100	12	32	384.00	SF	18.00	18.00	100	1998	1998	3	20	1,382	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 4,666

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 04/11/2019 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

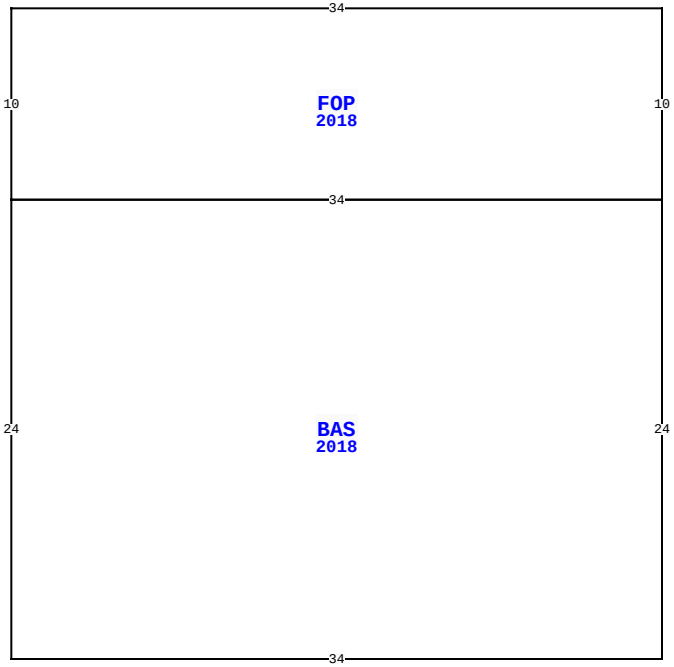
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100	2018	0	0
BAS	816	100	2018	816	17,439
FOP	340	30	2018	102	2,180
TOTALS	1,156			918	19,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	918	62.1000	22.98	21,096	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 1990 Heated Area: 816 HX Base Yr 1990



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GRANTOR: PARKER ROBIN A						
GRANTEE: PARKER ROBIN & PATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] FOP=[YR=2018] W34 S10 BAS=[YR=2018] S24 E34 N24 W34$ E34 N10$.

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

REVIEW DATE 04/11/2019 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS