LOT 35
OAK HILL ESTATES #2 PB 5/134

WILCOTT TERRENCE
95105 LOUISE COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0035-0000

BUILDING CHARACTERISTICS

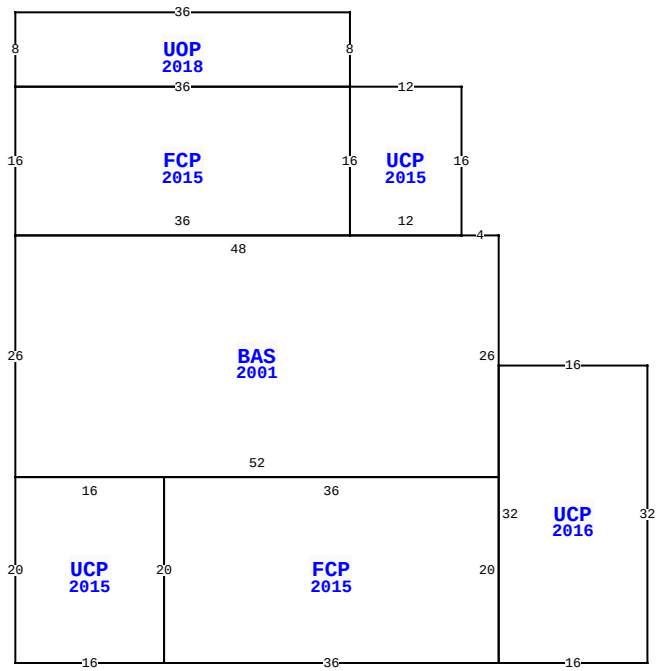
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,352	100	2001	1,352	69,617
FCP	576	25	2015	144	7,415
FCP	720	25	2015	180	9,269
UCP	192	20	2015	38	1,957
UCP	320	20	2015	64	3,295
UCP	512	20	2016	102	5,252
UOP	288	25	2018	72	3,707
TOTALS	3,960			1,952	100,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,952	144.2400	122.60	239,315	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2020 Heated Area: 1352 HX Base Yr 2020



95105 LOUISE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,512
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		200,512
SOH/AGL Deduction		91,190
ASSESSED VALUE		109,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,600
TOTAL JUST VALUE		200,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992762	MH MOVE-ON	0	07/01/1999
6891	MH MOVE-ON	22,900	09/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2434/1147	2/17/2021	QC	U	I	11	100
GRANTOR: WILCOTT CAROL						
GRANTEE: WILCOTT TERRENCE						
1776/1882	1/31/2012	WD	U	I	12	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WILCOTT CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 UCP=[YR=2015] N16 W12 UOP=[YR=2018] N8 W36 S8 E36$ FCP=[YR=2015] W36 S16 E36 N16$ S16 E12$ W48 S26 UCP=[YR=2015] S20 E16 FCP=[YR=2015] E36 UCP=[YR=2016] E16 N32 W16 S32$ N20 W36 S20$ N20 W16$ E52 N26 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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