BLOCK 1 LOT 1
WILLOW BRANCH ACRES PB 4/58

DINH VINHTHIEN V L/E/
85774 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0010

BUILDING CHARACTERISTICS

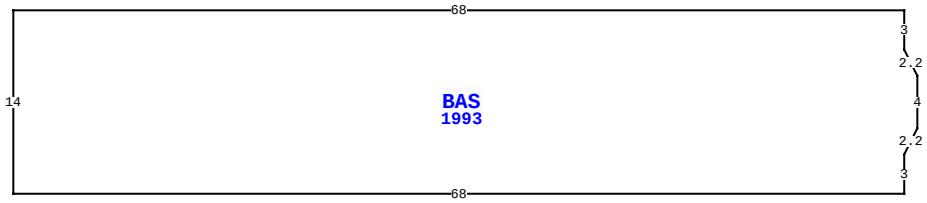
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	958	100	1993	958	50,414
TOTALS	958			958	50,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	958	126.5000	101.20	96,950	1985	2004	0	0	0	48.00	52.00

1 M/H 93- – 0% - 0 Heated Area: 958 HX Base Yr



95094 JUSTIN 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 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,414
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	148,414
SOH/AGL Deduction	50,302
ASSESSED VALUE	98,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,112
TOTAL JUST VALUE	148,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0352	REPAIR/RRF	2,300	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1219	9/16/2023	LE	U	I	11	100
GRANTOR: DINH VINHTHIEN V						
GRANTEE: NGUYEN LINH THI						
2225/0604	9/21/2018	WD	Q	I	01	65,000
GRANTOR: SAPAUGH LYNN & WILLIA						
GRANTEE: DINH VINHTHIEN V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S14 E68 N3 U2 R1 N4 U2 L1 N3$.

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	0		OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							

REVIEW DATE 02/10/2020 BY KWA Total Acres: 0.98 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/30/2025 BY SYS