

BLOCK 1 LOT 2
IN OR 1585/243
1977 SATI DW/MH

KNOX MATTHEW
95066 JUSTIN COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	840	100	1993	840	24,515
BAS	190	100	2010	190	5,545
UOP	160	25	1998	40	1,167
UOP	280	25	2010	70	2,043
TOTALS	1,470			1,140	33,270

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1985
2	0681	POLE SHED	0 100	7	17	119.00	SF	15.00	15.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	0.98	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,140	121.6000	97.28	110,899	1977	1985	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2009 Heated Area: 1030 HX Base Yr 2009											
BAS 2010 UOP 1998 BAS 1993 UOP 2010											
95066 JUSTIN CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		33,270	
TOTAL MARKET OB/XF VALUE		1,406	
TOTAL LAND VALUE - MARKET		98,000	
TOTAL MARKET VALUE		132,676	
SOH/AGL Deduction		85,579	
ASSESSED VALUE		47,097	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		22,097	
TOTAL JUST VALUE		132,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1585/0243	9/16/2008	WD	Q	I	05	65,000	
GRANTOR: MCDUFFIE BARBARA C							
GRANTEE: KNOX MATTHEW							
1313/0723	4/29/2005	WD	Q	I		58,000	
GRANTOR: HOFFMAN SUZANNE M							
GRANTEE: MCDUFFIE BARBARA C							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1998] W16 BAS=[YR=2010] W19 S10 BAS=[YR=1993] S24 UOP=[YR=2010] S8 E35 N8 W35 \$ E35 N24 W35 \$ E19 N10 \$ S10 E16 N10 \$.											