BLOCK 1 LOT 7
WILLOW BRANCH ACRES PB 4/58

STRAWN JESSE L
95029 JUSTIN COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0070

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

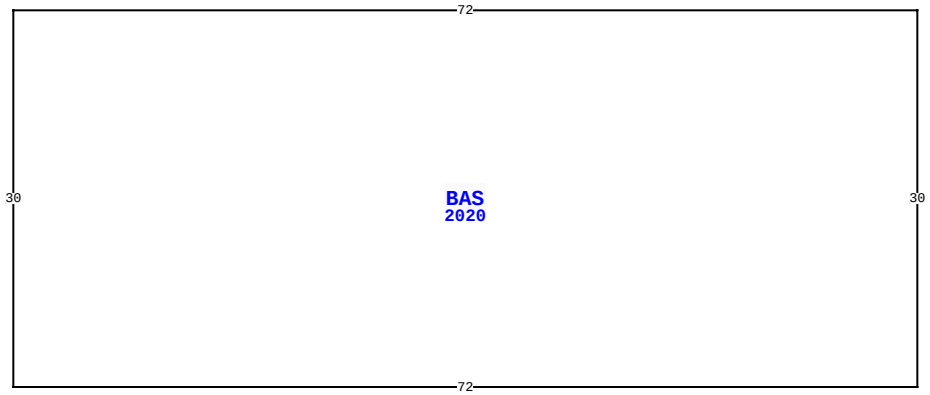
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2020	2,160	202,327
TOTALS	2,160			2,160	202,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.0000	98.60	212,976	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 2160 HX Base Yr 2021



95029 JUSTIN 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		202,327
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		109,000
TOTAL MARKET VALUE		311,327
SOH/AGL Deduction		122,844
ASSESSED VALUE		188,483
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,761
TOTAL JUST VALUE		311,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH206246	MH MOVE-ON	0	07/01/2020
M1702393	H/AC	0	04/01/2017
8385	MH MOVE-ON	10,000	12/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/1768	5/19/2020	QC	U	I	11	100
GRANTOR: STRAWN SHIRLEY T						
GRANTEE: STRAWN JESSE L						
1702/0575	9/30/2010	WD	Q	I	02	70,000
GRANTOR: ROBERTS JOSEPH MICHAE						
GRANTEE: STRAWN SHIRLEY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W72 S30 E72 N30$.

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	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							

REVIEW DATE 12/07/2020 BY KW Total Acres: 1.09 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 07/30/2025 BY SYS