BLOCK 1 LOT 11
IN OR 2123/532
1987 MANA DW/MH

JOHNSON STEPHEN & PAMELA W
95084 TURTLE LN
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0110

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 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	04	Quality Level 04

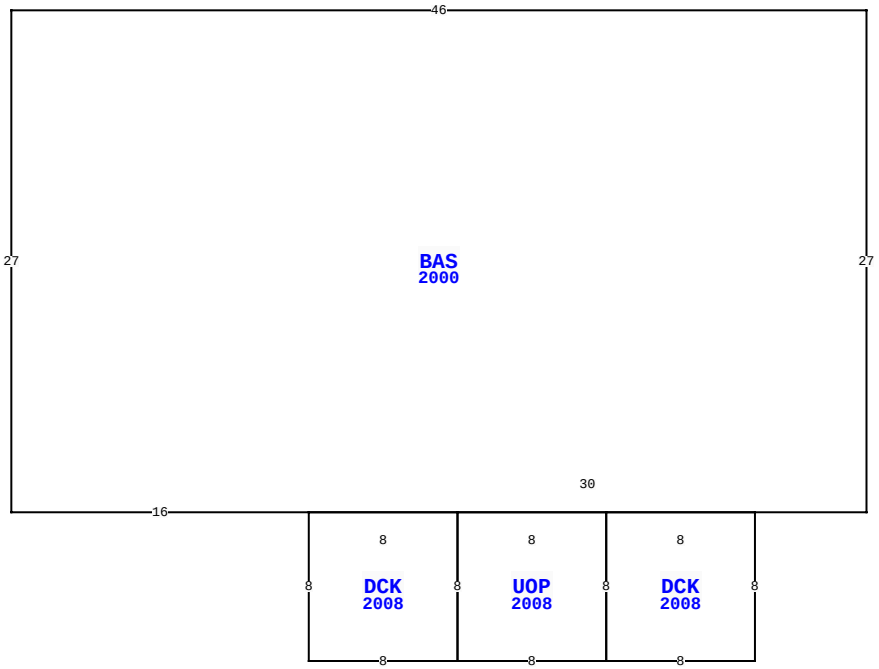
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2000	1,242	74,550
DCK	64	15	2008	10	600
DCK	64	15	2008	10	600
UOP	64	25	2008	16	960
TOTALS	1,434			1,278	76,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,278	129.3600	103.49	132,260	1987	2007	0	0	0	42.00	58.00

3 M/H 93- – 0% - 0 Heated Area: 1242 HX Base Yr



95140 GENTRY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,711
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	180,711
SOH/AGL Deduction	61,718
ASSESSED VALUE	118,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,993
TOTAL JUST VALUE	180,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1208	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0532	5/26/2017	WD	Q	I	01	78,000
GRANTOR: SHELTON SONYA						
GRANTEE: JOHNSON STEPHEN & P						
2011/1821	10/28/2015	WD	Q	I	01	50,000
GRANTOR: MANDISH PATRICIA A						
GRANTEE: SHELTON SONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W46 S27 E16 DCK=[YR=2008] S8 E8 UOP=[YR=2008] E8 DCK=[YR=2008] E8 N8 W8 S8 $ N8 W8 S8 $ N8 W8 $ E30 N27 $
.

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	0	0006	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 07/30/2020 BY KWA Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/30/2025 BY SYS