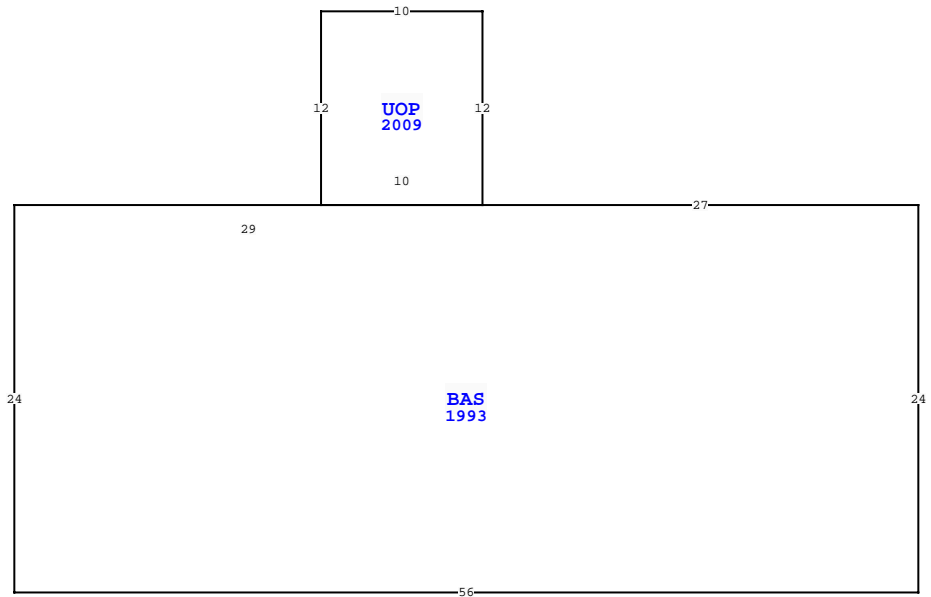




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	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
BAS	1,344	100	1993
UOP	120	25	2009
TOTALS	1,464		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,374	113.6000	90.88	124,869	1985	1985	0	0	10	70.00	20.00	
1 M/H 93- - 0% - 2025 Heated Area: 1344 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			24,974
TOTAL MARKET OB/XF VALUE			958
TOTAL LAND VALUE - MARKET			109,000
TOTAL MARKET VALUE			134,932
SOH/AGL Deduction			0
ASSESSED VALUE			134,932
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,932
TOTAL JUST VALUE			134,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/765	5/14/2024	QC	U	I	11	100
GRANTOR: LOGURE DANIEL CARLTON						
GRANTEE: LOUGE JOEL FRANKLIN						
2617/1673	2/04/2023	WD	U	I	11	100
GRANTOR: CARTER JOHN J & PAULA						
GRANTEE: LOGUE DANIEL CARLTO						

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			
1	0820	WOOD WALK	0	0	8	16		SF	11.75	100	2000	2000	3	40	602				
2	0680	POLE SHED	0	0	11	12		SF	10.00	100	2000	2000	3	27	356				
TOTALS														1,464			1,374	24,974	

95127 GENTRY LN, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/09/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1993] W2UOP=[YR=2009] N12 W10 S12 E10 \$ W29 S24 E56 N24 \$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							