



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Cover	03 COMP SHNGL 100				
Interior Floor	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 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	896	100	2023	896	59,564
TOTALS	896			896	59,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	896	79.0000	67.15	60,166	2023	2023	0	0	1.00	99.00
3 M/H 94+ - 100% - 2024			Heated Area: 896			HX Base Yr 2017					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 16 16 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2023 </div> </div>											
95161 GENTRY LN, FERNANDINA BEACH											
BLD DATE		LGL DATE		05/09/2025		MLU					
XF DATE		LAND DATE									
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			59,564
TOTAL MARKET OB/XF VALUE			3,240
TOTAL LAND VALUE - MARKET			94,050
TOTAL MARKET VALUE			156,854
SOH/AGL Deduction			70,196
ASSESSED VALUE			86,658
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			35,936
TOTAL JUST VALUE			156,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014833	CO ISSUED	0	01/31/2023
22014833	MH MOVE-ON	0	10/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1304	1/23/2023	QC	U	I	11	100
GRANTOR: NEW SHIRLEY						
GRANTEE: HULS CHARLES						
2027/1240	2/08/2016	SW	U	I	18	35,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NEW SHIRLEY & CHARL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=100,10] W56 S16 E56 N16 \$	

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	0940	SHEDS/PORT	0 100	16	20	320.00	SF	30.00	30.00	100	1989	1989	3	20	1,920	
2	0681	POLE SHED	0 100	22	20	440.00	SF	15.00	15.00	100	1989	1989	3	20	1,320	
TOTAL OB/XF 3,240																

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	100		OR	0.00	0.00	0.99	AC		1.00	1.00	0.95	100,000.00	95,000.00	94,050							