

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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
BAS	896	100	2010
TOTALS	896		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	896	126.9400	107.90	96,678	2001	2001	0	0	54.00	46.00	
1 M/H 94+ - 0% - 0												
Heated Area: 896												
HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2010</span> </div> </div>												
95189 GENTRY LN, FERNANDINA BEACH												
			BLD DATE		LGL DATE							
			XF DATE		LAND DATE		05/09/2025 MLU					
			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		44,472	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		102,600	
TOTAL MARKET VALUE		147,072	
SOH/AGL Deduction		60,414	
ASSESSED VALUE		86,658	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,658	
TOTAL JUST VALUE		147,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5281	CO ISSUED	0	07/22/2010
MH-5281	MH MOVE-ON	0	06/01/2010
M15408	H/AC	0	06/01/2010
P14323	OTHER	0	06/01/2010
5230	ADDITION	20,880	10/14/1988
7472	MH MOVE-ON	700	09/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1678/1849	11/30/2009	QC	U	V	11	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS L						
1650/1005	11/30/2009	QC	U	V	30	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: GRIFFIS & GRIFFIS L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2010] W64 S14 E64 N14 \$.

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														
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	1.08	AC		1.00	1.00	0.95	100,000.00	95,000.00	102,600							