IN OR 1978/1612
2002 BELLE DW/MH
ESMT IN OR 288/465

FISHER JEFFREY THOMAS
95109 BLUE LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0009-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

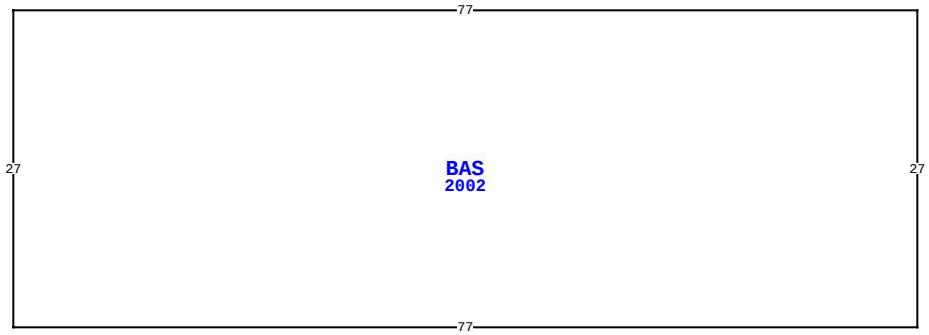
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2002	2,079	90,771
TOTALS	2,079			2,079	90,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,079	107.0160	90.96	189,106	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2079 HX Base Yr



95109 BLUE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,771
TOTAL MARKET OB/XF VALUE	4,770
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	195,541
SOH/AGL Deduction	58,565
ASSESSED VALUE	136,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,976
TOTAL JUST VALUE	195,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1978/1612	4/28/2015	SW	U	I	12	69,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: FISHER JEFFREY THOM						
1943/1888	10/27/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W77 S27 E77 N27 $.

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
1	1243	WD DECK F	0	0	10	10	100.00	SF	8.00	8.00	100	1990	1990	3	20	160	
2	1242	WD DECK A	0	0	0	0	210.00	SF	10.00	10.00	100	2013	2013	3	55	1,155	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
4	0754	FOP	0	0	18	10	180.00	SF	15.00	15.00	100	2015	2015	3	65	1,755	

LAND DESCRIPTION

TOTAL OB/XF 4,770

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/31/2020 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS