IN OR 1394/442
1987 TITAN DW/MH

WETHMAN STEPHANIE
95041 ORIOLE STREET
FERNANDINA BEACH, FL 32034-7162

2025

32-2N-28-0000-0012-0070

BUILDING CHARACTERISTICS

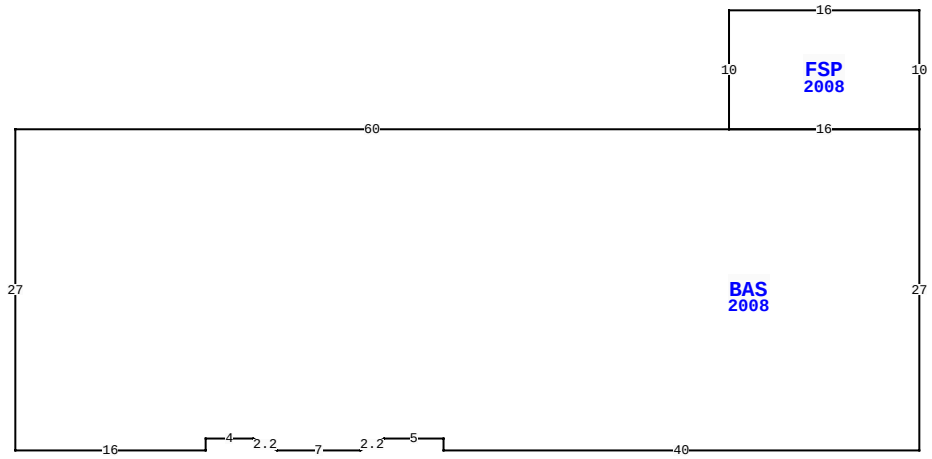
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	2,041	100	2008	2,041	56,234
FSP	160	60	2008	96	2,645
TOTALS	2,201			2,137	58,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,137	114.8000	91.84	196,262	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 2041 HX Base Yr 2005



95041 ORIOLE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,879
TOTAL MARKET OB/XF VALUE		2,510
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		231,389
SOH/AGL Deduction		163,985
ASSESSED VALUE		67,404
TOTAL EXEMPTION VALUE	HX HB	42,404
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		231,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/0442	3/08/2006	WD	U	I	07	100
GRANTOR: RICE KATRINA M & EVER						
GRANTEE: WETHMAN STEPHANIE						
1249/1483	8/02/2004	WD	U	I	07	100
GRANTOR: RICE KATRINA M &						
GRANTEE: WETHMAN STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W16 S10 BAS=[YR=2008] W60 S27 E16 N1 E4 R2 D1 E7 U1 R2 E5 S1 E40 N27 W16$ E16 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	1243	WD DECK F	0	100	10	16	160.00	SF	8.00	8.00	100	1997	1997	3	20	256	
3	1243	WD DECK F	0	100	8	12	96.00	SF	8.00	8.00	100	1997	1997	3	20	154	

LAND DESCRIPTION

TOTAL OB/XF 2,510

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	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	100,000.00	100,000.00	170,000							

REVIEW DATE 01/28/2019 BY KWA Total Acres: 1.70 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS