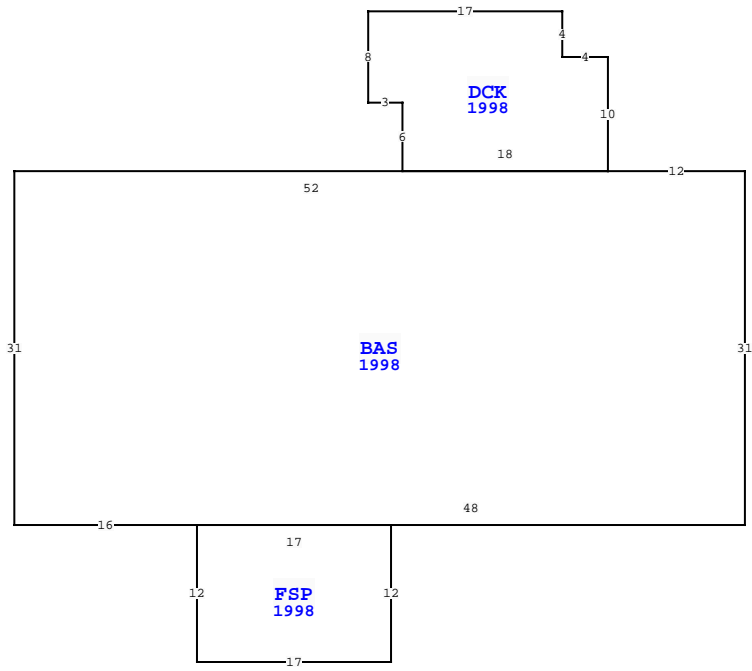


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
BAS	1,984	100	1998
DCK	260	15	1998
FSP	204	60	1998
TOTALS	2,448		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,145	123.4000	104.89	224,989	1998	2000		0	56.00	44.00
2 M/H 94+ - 100% - 2019											
Heated Area: 1984											
HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			98,995
TOTAL MARKET OB/XF VALUE			3,192
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			202,187
SOH/AGL Deduction			111,128
ASSESSED VALUE			91,059
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			40,337
TOTAL JUST VALUE			202,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982226	MH MOVE-ON	0	06/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2182/0833	3/02/2018	QC	U	I	11	40,000
GRANTOR: GIBSON JOYCE M						
GRANTEE: HEATWOLE MARCUS T						
1620/0128	5/19/2009	QC	U	I	30	17,750
GRANTOR: GIBSON JAMES R SR						
GRANTEE: GIBSON JAMES R SR &						

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	1242	WD DECK A	0	100	14	14		SF	10.00	100	1998	1998	3	20	392	
2	0500	FP-PRE FAB	0	100	0	0		UT	3,500.00	100	1998	1998	3	80	2,800	
95038 PANDYS PL, FERNANDINA BEACH																
BLD DATE												LGL DATE	05/09/2025		MLU	
XF DATE												LAND DATE				
INC DATE												AG DATE				

BUILDING NOTES											

BUILDING DIMENSIONS
BAS=[YR=1998] W12 DCK=[YR=1998] N10 W4 N4 W17 S8 E3 S6 E18\$
W52 S31 E16 FSP=[YR=1998] S12 E17 N12 W17\$ E48 N31\$.

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							