IN OR 702/1875
R673977 & R673978
EX 23-6

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

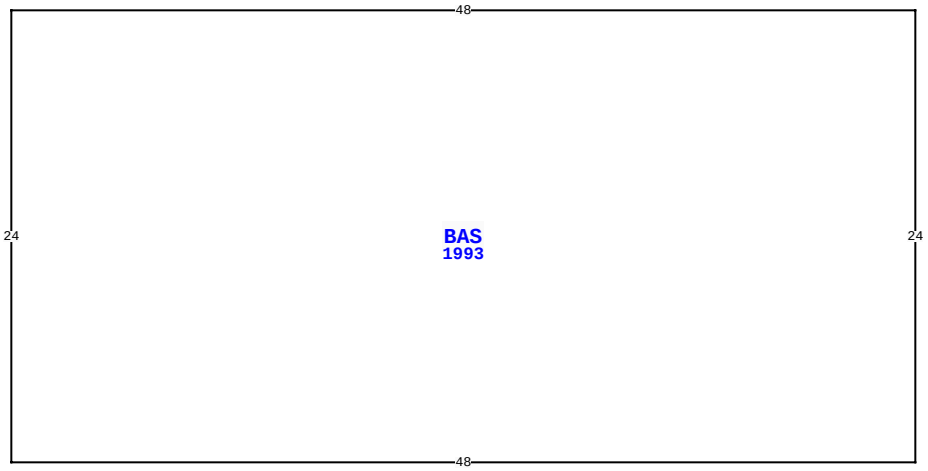
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,615
TOTALS	1,152			1,152	34,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	125.2000	100.16	115,384	1991	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



95050 DIRT RD, FERNANDINA BEACH

BLD DATE	05/17/2007 RK	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,615
TOTAL MARKET OB/XF VALUE	192
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	134,807
SOH/AGL Deduction	53,160
ASSESSED VALUE	81,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,647
TOTAL JUST VALUE	134,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-594	MH MOVE-ON	10,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0702/1875	4/22/1994	WD	U	I	10	23,000
GRANTOR: ADAMS JOHN D & CONNIE						
GRANTEE: CARTER JOHN J & PAU						
0624/0330	4/17/1991	CD	Q	V		23,000
GRANTOR: ADAMS JOHN & CONNIE						
GRANTEE: CARTER JOHN & PAULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24 $.

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	12	120.00	SF	8.00	8.00	100	1991	1991	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/21/2019 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS