

PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 886/1087 & ESMT IN
OR 846/30 (EX CNSVTN ESMT IN

TIMBERLAND TRUST/BUNNELL D A
C/O HOLLAND AARON W TRUSTEE, 95176 PENNY LANE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0026-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	924	100	2002	924	37,013
UOP	128	25	2016	32	1,282
UOP	128	25	2016	32	1,282
TOTALS	1,180			988	39,577

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	988	113.8000	91.04	89,948	1991	2000	0	0	0	56.00	44.00

1 M/H 93- - 100% - 2003

Heated Area: 924

HX Base Yr 2003

16

8

UOP
2016

16

8

36

14

BAS
2002

48

18

14

8

16

UOP
2016

16

8

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										39,577				
TOTAL MARKET OB/XF VALUE										13,641				
TOTAL LAND VALUE - MARKET										194,600				
TOTAL MARKET VALUE										247,818				
SOH/AGL Deduction										202,861				
ASSESSED VALUE										44,957				
TOTAL EXEMPTION VALUE										HX HB 25,000				
BASE TAXABLE VALUE										19,957				
TOTAL JUST VALUE										247,818				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										196,625				