BLOCK 1 LOT 3
BIG OAK PB 5/357

KILLEN SHANNON E REVOCABLE TRUST/KILLEN SHANNON E
95185 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0030

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	13	LVT/LAMNT 100
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	04	Quality Level 04

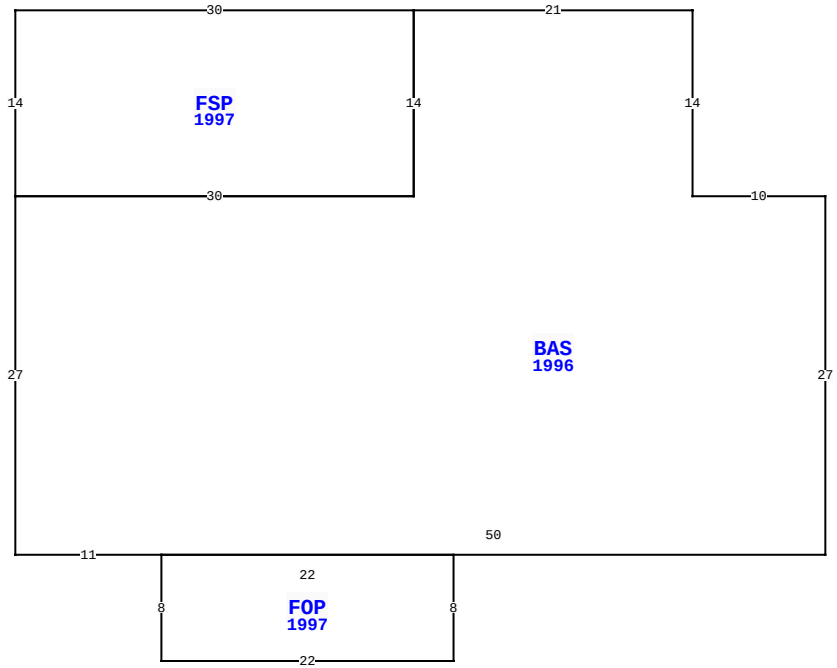
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1996	1,941	168,417
FOP	176	30	1997	53	4,598
FSP	420	60	1997	252	21,866
TOTALS	2,537			2,246	194,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,246	127.6000	108.46	243,601	1996	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 1941 HX Base Yr 2024



95185 BIG OAK AVE, 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		194,881
TOTAL MARKET OB/XF VALUE		11,085
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		305,966
SOH/AGL Deduction		109,202
ASSESSED VALUE		196,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,042
TOTAL JUST VALUE		305,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 02821	XFOB	2,040	07/16/1996
96 1224	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/335	4/15/2024	QC	U	I	11	100
GRANTOR: KILLEN SHANNON						
GRANTEE: KILLEN SHANNON E RE						
2660/1722	8/09/2023	QC	U	I	11	100
GRANTOR: ALOHOMORA LLC						
GRANTEE: KILLEN SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N14 W21 FSP=[YR=1997] W30 S14 E30 N14$ S14 W30 S27 E11 FOP=[YR=1997] S8 E22 N8 W22$ E50 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	44	2	88.00	SF	6.50	6.50	100	1997	1997	3	72	412	
3	0810	CONCRETE A	0	100	0	0	819.00	SF	6.50	6.50	100	1997	1997	3	72	3,833	
4	0811	CONCRETE B	0	100	39	28	1,092.00	SF	5.20	5.20	100	1998	1998	3	73	4,145	

LAND DESCRIPTION

TOTAL OB/XF 11,085

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/14/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS