BLOCK 1 LOT 5
IN OR 782/201
R673708 & R673709

LANDRUM CARL J
95129 BIG OAK AVE
FERNANDINA BEACH, FL 32034

**2025**

**32-2N-28-0150-0001-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

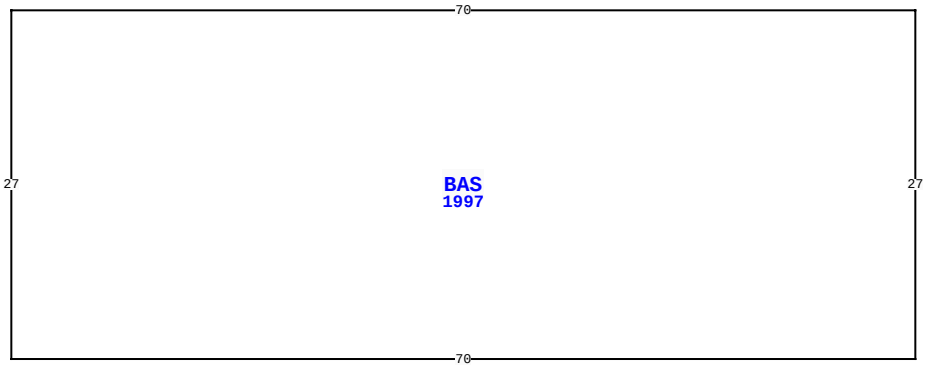
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,890 | 100 | 1997 | 1,890 | 104,500 |
| TOTALS | 1,890 | | | 1,890 | 104,500 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,890 | 135.5200 | 115.19 | 217,709 | 1997 | 2002 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 1998 Heated Area: 1890 HX Base Yr 1998




95129 BIG OAK AVE, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,500 |
| TOTAL MARKET OB/XF VALUE | | 3,263 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 207,763 |
| SOH/AGL Deduction | | 136,256 |
| ASSESSED VALUE | | 71,507 |
| TOTAL EXEMPTION VALUE | HX HB | 46,507 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 207,763 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 184,356 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 961614 | MH MOVE-ON | 0 | 01/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0782/0201 | 1/14/1997 | WD | Q | V | | 16,500 |
| GRANTOR: SHEFFIELD WILLIAM F | | | | | | |
| GRANTEE: LANDRUM CARL J | | | | | | |
| 0775/1273 | 10/31/1996 | CT | U | V | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SHEFFIELD WILLIAM F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W70 S27 E70 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 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 152.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 304 | |
| 3 | 0751 | UOP | 0 | 100 | 6 | 12 | 72.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 27 | 194 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,263

| 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 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS