BLOCK 1 LOT 9
BIG OAK PB 5/357

SUTTON ROBERT E JR
95170 PETUNIA CT
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0090

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

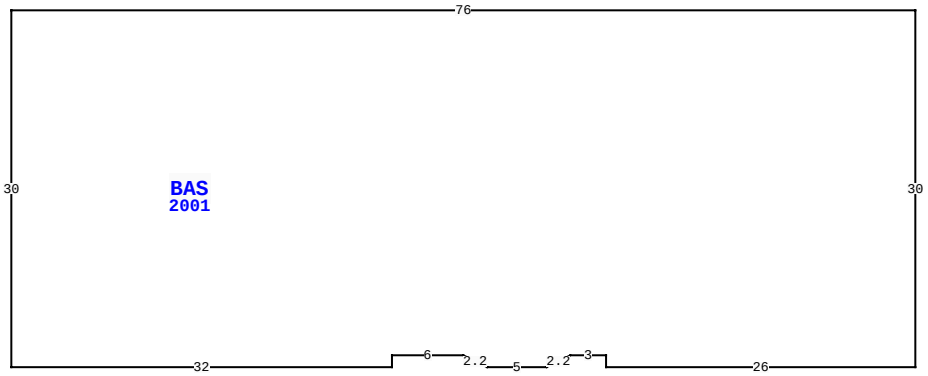
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2001	2,269	120,228
TOTALS	2,269			2,269	120,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,269	135.5200	115.19	261,366	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2014 Heated Area: 2269 HX Base Yr 2014



95170 PETUNIA CT, 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		120,228
TOTAL MARKET OB/XF VALUE		6,899
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		227,127
SOH/AGL Deduction		145,139
ASSESSED VALUE		81,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,266
TOTAL JUST VALUE		227,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B010085	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/334	11/15/2024	QC	U	I	11	100
GRANTOR: SUTTON ROBERT E JR						
GRANTEE: SUTTON ROBERT E JR						
1848/0535	3/22/2013	WD	Q	I	02	79,900
GRANTOR: GOSSETT SEAN						
GRANTEE: SUTTON ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E32 N1 E6 D1 R2 E5 R2 U1 E3 S1 E26 N30$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	2005	2005	3	22	282	
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	22	440	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.00	18.00	100	2014	2014	3	60	3,110	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2014	2014	3	71	3,067	

LAND DESCRIPTION

TOTAL OB/XF 6,899

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