BLOCK 1 LOT 14
IN OR 2203/920
R673346 & R673347

KNIGHT BRIAN
95041 PETUNIA CT
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

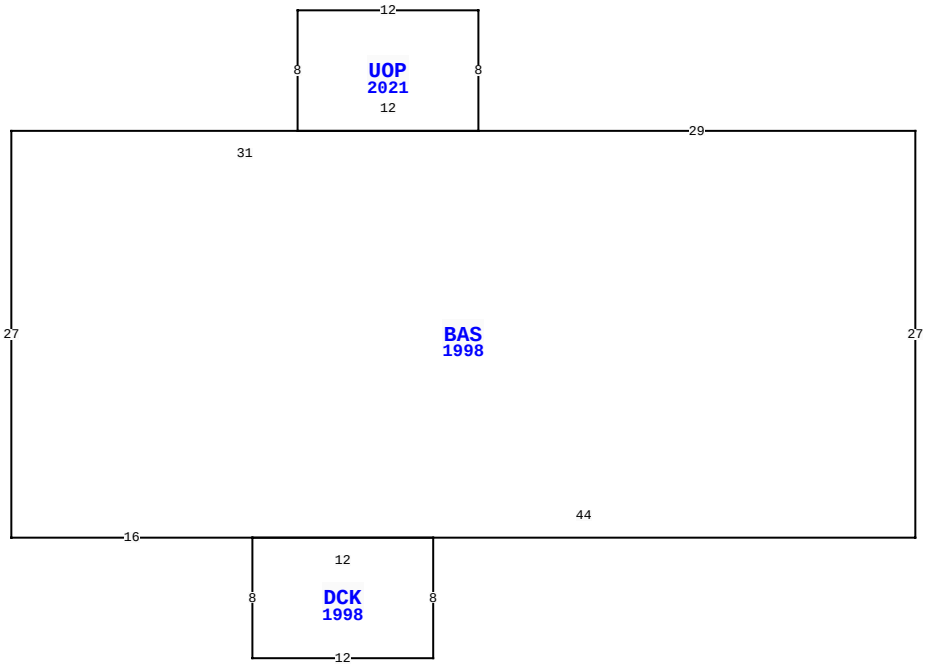
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,620	100	1998	1,620	89,572
DCK	96	15	1998	14	774
UOP	96	25	2021	24	1,327
TOTALS	1,812			1,658	91,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,658	135.5200	115.19	190,985	1998	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



95041 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		91,673
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		195,129
SOH/AGL Deduction		113,406
ASSESSED VALUE		81,723
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,001
TOTAL JUST VALUE		195,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982139	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0894	6/04/2018	FJ	U	I	11	0
GRANTOR: LEDFORD CARMELITA A E						
GRANTEE: SAKS-CARTER DEE DEE						
2203/0918	5/01/2018	QC	U	I	11	100
GRANTOR: CARTER-SAKS DEE DEE						
GRANTEE: KNIGHT BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W29 UOP=[YR=2021] N8 W12 S8 E12$ W31 S27 E16
DCK=[YR=1998] S8 E12 N8 W12$ E44 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	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	2019	2019	3	82	656	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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