BLOCK 2 LOT 1
BIG OAK PB 5/357

STEPHAN BRIAN EDWARD & AMBER LEAH ET AL/WILLIAMS D
95232 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0010

BUILDING CHARACTERISTICS

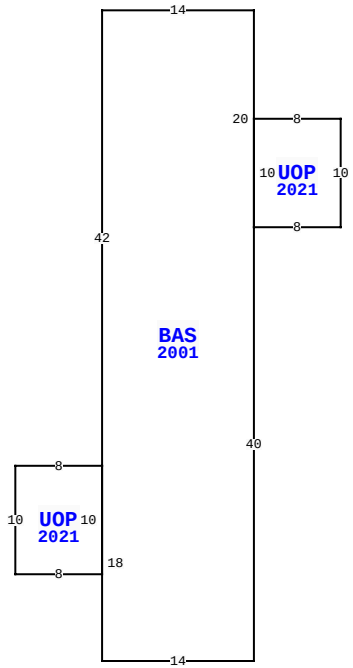
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	840	100	2001	840	36,102
UOP	80	25	2021	20	860
UOP	80	25	2021	20	860
TOTALS	1,000			880	37,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	880	122.1000	97.68	85,958	1985	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2025 Heated Area: 840 HX Base Yr 2025



95232 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		37,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		137,822
SOH/AGL Deduction		0
ASSESSED VALUE		137,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,100
TOTAL JUST VALUE		137,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992614	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1833	5/18/2023	WD	Q	I	01	162,500
GRANTOR: SILTERRY INC						
GRANTEE: WILLIAMS DONALD ET						
0942/1634	7/31/2000	WD	U	I	07	100
GRANTOR: LANE JESSIE II & MELI						
GRANTEE: SILTERRY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 S42 UOP=[YR=2021] W8 S10 E8 N10$ S18 E14 N40 UOP=[YR=2021] E8 N10 W8 S10$ N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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