BLOCK 2 LOT 2
IN OR 1517/344
1997 GENERAL DW/MH

VAN WEY MICHAEL P & LAURENE A
95216 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

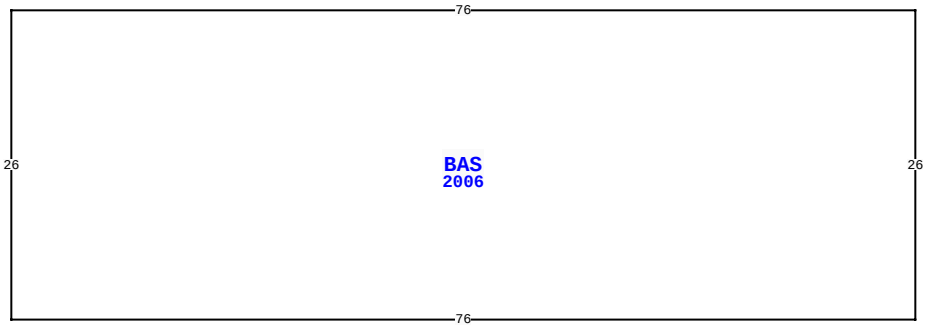
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2006	1,976	62,313
TOTALS	1,976			1,976	62,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,976	106.0000	90.10	178,038	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2007 Heated Area: 1976 HX Base Yr 2007



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,313
TOTAL MARKET OB/XF VALUE		36,461
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		198,774
SOH/AGL Deduction		104,863
ASSESSED VALUE		93,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,189
TOTAL JUST VALUE		198,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26122	ADDITION	16,762	06/01/2012
E24924	MOBILE HOME	0	04/01/2012
961587	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/0344	8/06/2007	WD	U	I	07	100
GRANTOR: VANWEY MICHAEL P						
GRANTEE: VANWEY MICHAEL P &						
1507/1542	6/25/2007	QC	Q	I	01	100
GRANTOR: VAN WEY MICHAEL P						
GRANTEE: VAN WEY MICHAEL P &						

BLD DATE	06/26/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95216 BIG OAK AVE, FERNANDINA BEACH

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	6	8	48.00	SF	10.00	10.00	100	1997	1997	3	20	96	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	43.75	43.75	100	2012	2012	3	64	33,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S26E76 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 36,461

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS