BLOCK 2 LOT 3
IN OR 709 PG 453
R672473 & R672474

KRUPAR MICHAEL A JR
95184 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

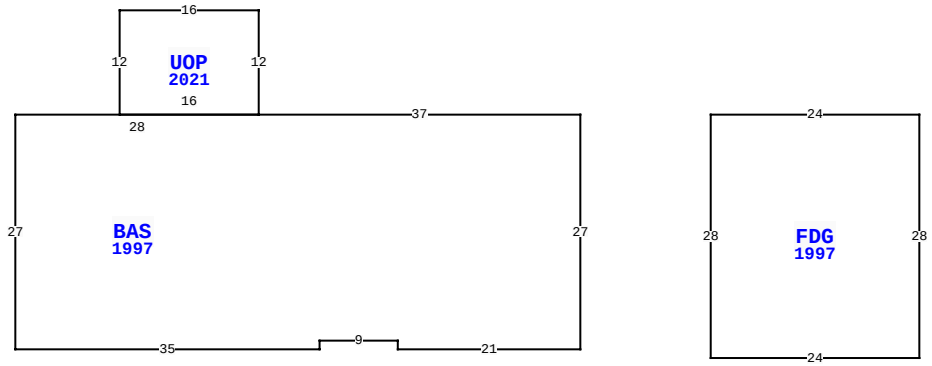
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1997	1,746	81,887
FDG	672	75	1997	504	23,637
UOP	192	25	2021	48	2,251
TOTALS	2,610			2,298	107,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,298	125.4000	106.59	244,944	1997	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1998 Heated Area: 1746 HX Base Yr 1998



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,775
TOTAL MARKET OB/XF VALUE		9,308
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		217,083
SOH/AGL Deduction		130,312
ASSESSED VALUE		86,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,049
TOTAL JUST VALUE		217,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107454	CARPORT	33,229	06/09/2021
B9704077	ADDITION	11,424	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0453	7/15/1994	WD	Q	V		16,500

GRANTOR: SHEFFIELD WILLIAM F
GRANTEE: KRUPAR MICHAEL JR &

95184 BIG OAK AVE, FERNANDINA BEACH

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

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	0351	CARPORT MT	0	100	28	12	336.00	SF	10.00	10.00	100	2008	2008	3	31	1,042	
3	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	100	2000	2000	3	20	1,248	
4	0351	CARPORT MT	0	100	35	18	630.00	SF	7.50	7.50	100	2021	2021	3	90	4,253	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W37 UOP=[YR=2021] N12 W16 S12 E16$ W28 S27 E35 N1 E9 S1 E21 N27$ PTR=E15 FDG=[YR=1997] E24 S28 W24 N28$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 9,308

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 02/11/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS