BLOCK 2 LOT 5
IN OR 2103/288
BIG OAK PB 5/357

MARSE GEORGE
95128 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0050

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	13	LVT/LAMNT 80
Interior Floo	14	CARPET 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

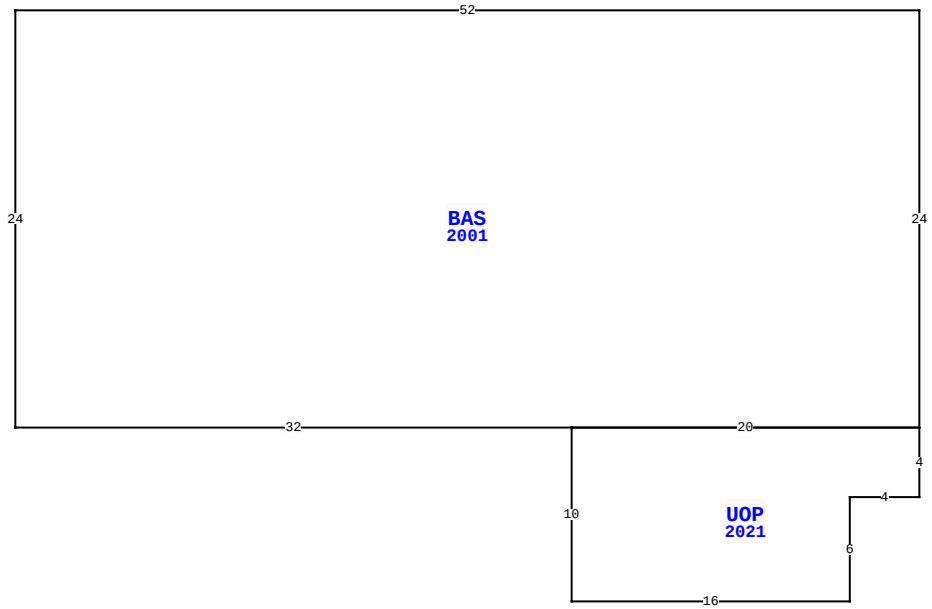
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2001	1,248	74,267
UOP	176	25	2021	44	2,618
TOTALS	1,424			1,292	76,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,292	134.6400	114.44	147,856	2001	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 1248 HX Base Yr 2019



95128 BIG OAK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,500
TOTAL MARKET OB/XF VALUE		2,808
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		199,308
SOH/AGL Deduction		106,682
ASSESSED VALUE		92,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,904
TOTAL JUST VALUE		199,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108167	GARAGE	45,126	06/22/2021
M1701514	H/AC	0	03/01/2017
P015071	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0288	2/21/2017	SW	U	I	12	51,000
GRANTOR: MORGAN STANLEY ABS CA						
GRANTEE: MARSE GEORGE						
2079/0546	10/24/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORGAN STANLEY ABS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S24 E32 UOP=[YR=2021] S10 E16 N6 E4 N4 W20$ E20 N24 $.

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	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	2021	2021	3	90	2,808	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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 02/04/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 5
IN OR 2103/288
BIG OAK PB 5/357

MARSE GEORGE
95128 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

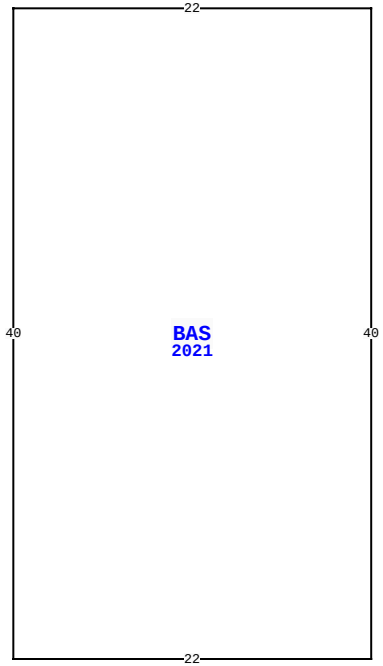
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2021	880	19,615
TOTALS	880			880	19,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	880	62.1000	22.98	20,222	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 880 HX Base Yr 2019



95128 BIG OAK AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,500
TOTAL MARKET OB/XF VALUE		2,808
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		199,308
SOH/AGL Deduction		106,682
ASSESSED VALUE		92,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,904
TOTAL JUST VALUE		199,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0288	2/21/2017	SW	U	I	12	51,000
GRANTOR: MORGAN STANLEY ABS CA						
GRANTEE: MARSE GEORGE						
2079/0546	10/24/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MORGAN STANLEY ABS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S40 E22 N40$.

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

REVIEW DATE 02/04/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS