BLOCK 2 LOT 7
IN OR 1590/1135
R788247 & R788248

BOYD FELIX JR
95070 BIG OAK AV
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0150-0002-0070

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

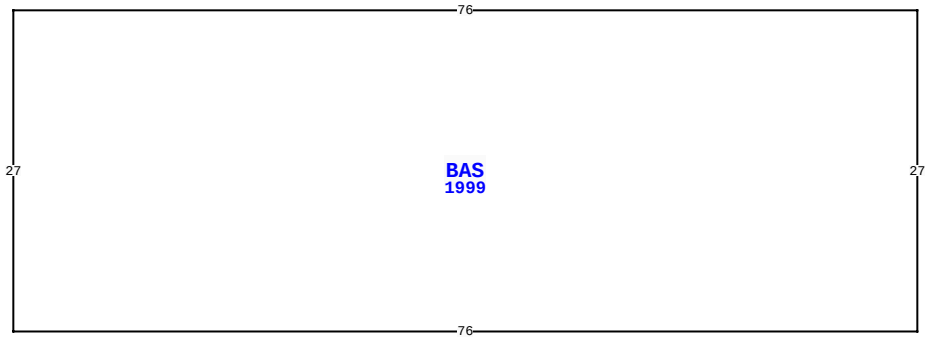
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1999	2,052	70,911
TOTALS	2,052			2,052	70,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	135.5200	115.19	236,370	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2009 Heated Area: 2052 HX Base Yr 2009



95070 BIG OAK AVE, 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		70,911
TOTAL MARKET OB/XF VALUE		3,352
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		174,263
SOH/AGL Deduction		105,271
ASSESSED VALUE		68,992
TOTAL EXEMPTION VALUE	HX HB	43,992
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		174,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-444	MH MOVE-ON	47,500	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1590/1135	10/24/2008	QC	U	I	07	100
GRANTOR: JAMISON LEWIS						
GRANTEE: BOYD FELIX JR						
1500/0172	5/21/2007	QC	Q	I	06	100
GRANTOR: JAMISON LEWIS						
GRANTEE: BOYD FELIX JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S27 E76 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	1243	WD DECK F	0	100	13	12	156.00	SF	8.00	8.00	100	1999	1999	3	20	250	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2002	2002	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 3,352

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	0006	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