BLOCK 2 LOT 9
BIG OAK PB 5/357

MCCLAIN RONALD
96292 FREEMAN RD
YULEE, FL 32097

2025

32-2N-28-0150-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

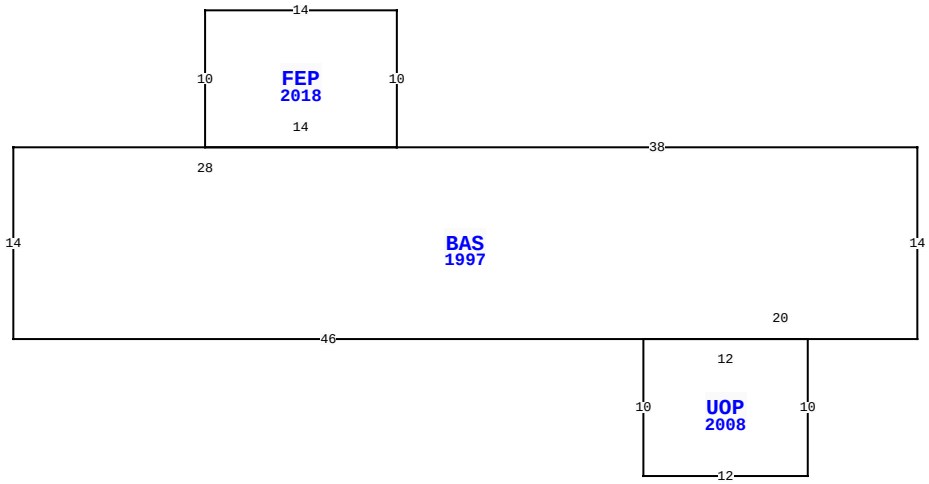
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	1997	924	36,507
FEP	140	85	2018	119	4,702
UOP	120	25	2008	30	1,185
TOTALS	1,184			1,073	42,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,073	107.3600	85.89	92,160	1993	2001	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2021 Heated Area: 1043 HX Base Yr 2021



95118 PETUNIA CT, FERNANDINA BEACH

BLD DATE	06/16/2009	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		142,394
SOH/AGL Deduction		63,843
ASSESSED VALUE		78,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,829
TOTAL JUST VALUE		142,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96-1295	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1552	6/27/2025	WD	Q	I	01	100,000
GRANTOR: OBERRY PAUL S & BRITT						
GRANTEE: MCCLAIN RONALD						
1963/1656	2/18/2015	WD	Q	I	01	50,000
GRANTOR: BERGHOEFER JOYCE L TR						
GRANTEE: O'BERRY PAUL S & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W38 FEP=[YR=2018] N10 W14 S10 E14 $ W28 S14 E46 UOP=[YR=2008] S10 E12 N10 W12 $ E20 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS