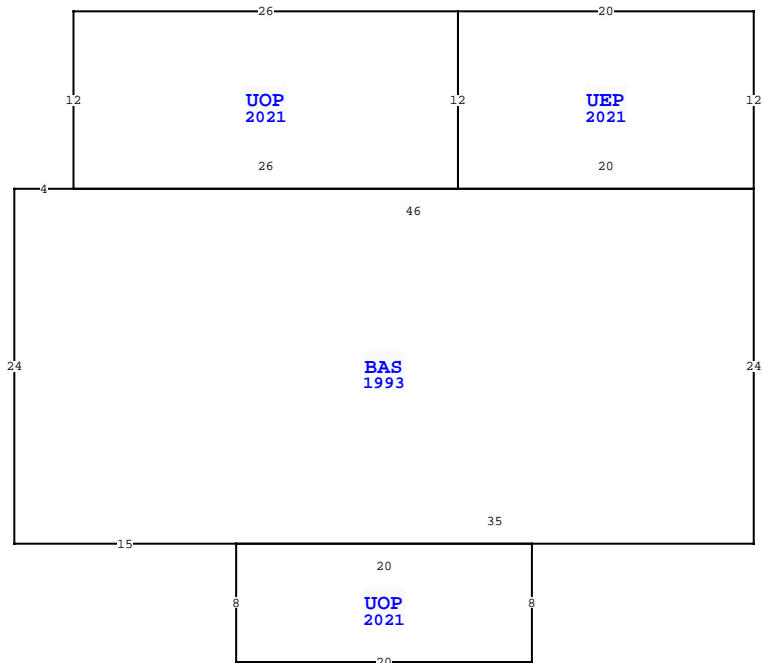




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	02	MIN PLYWD 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1993
UEP	240	70	2021
UOP	160	25	2021
UOP	312	25	2021
TOTALS	1,912		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,486	102.2000	81.76	121,495	1981	1981	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 1200 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			36,448
TOTAL MARKET OB/XF VALUE			384
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			261,832
SOH/AGL Deduction			92,566
ASSESSED VALUE			169,266
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,266
TOTAL JUST VALUE			261,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5940	CHNGE SRVC	12	05/22/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1330	5/31/2023	LE U	I	I	11	100
GRANTOR: MOORE RANDALL B & CHA						
GRANTEE: MOORE ERIN CHARISSE						
2493/0741	8/27/2021	WD Q	I	I	01	135,000
GRANTOR: TIPPETTE JODI L & DAV						
GRANTEE: MOORE RANDALL B & C						

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
1	0681	POLE SHED	0	0	8	16		15.00	15.00	100	1988	1988	3	20	384	

95003 ACORN LN, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
UEP=[YR=2021] W20 UOP=[YR=2021] W26 S12 BAS=[YR=1993] W4 S24 E15 UOP=[YR=2021] S8 E20 N8 W20\$ E35 N24 W46\$ E26 N12\$ S12 E20 N12\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	0.75	100,000.00	75,000.00	225,000							