PT OF NW1/4 OF SEC 35-2N-28E
IN OR 2708/1638 & ESMT IN
OR 1646/1395

CROFT TIFFANY NICOLE
95014 ACORN LANE
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0800

BUILDING CHARACTERISTICS

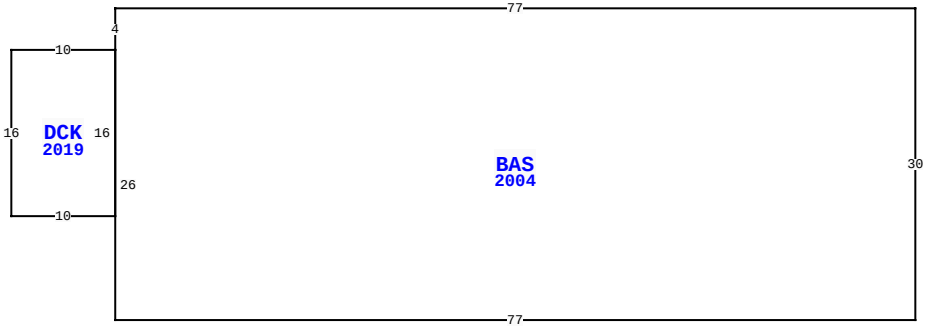
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2004	2,310	146,042
DCK	160	15	2019	24	1,517
TOTALS	2,470			2,334	147,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,334	143.0400	121.58	283,768	2004	2004	0	0	0	48.00	52.00

2 M/H 94+ – 100% - 2019 Heated Area: 2310 HX Base Yr 2019



95014 ACORN LN, 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	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	2008	2008	3	31	893	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,559
TOTAL MARKET OB/XF VALUE		893
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		278,452
SOH/AGL Deduction		134,468
ASSESSED VALUE		143,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,262
TOTAL JUST VALUE		278,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1638	4/25/2024	WD	U	I	11	100
GRANTOR: ACKLEY WILLIAM						
GRANTEE: CROFT TIFFANY NICOL						
2185/1701	3/22/2018	WD	Q	I	01	138,500
GRANTOR: ACKLEY WILLIAM V						
GRANTEE: CROFT TIFFANY NICOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W77 S4 DCK=[YR=2019] W10 S16 E10 N16$ S26 E77 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 893

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	1.30	AC		1.00	1.00	1.00	100,000.00	100,000.00	130,000							

REVIEW DATE 02/15/2022 BY KWX Total Acres: 1.30 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS