BLOCK 4 LOT 11
ESMT OR 1737/1426
HOLLY POINT NORTH 2 PB 4/80

WRAY CARTER/KEETER ABIGAIL
95035 TORI TR
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525P-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

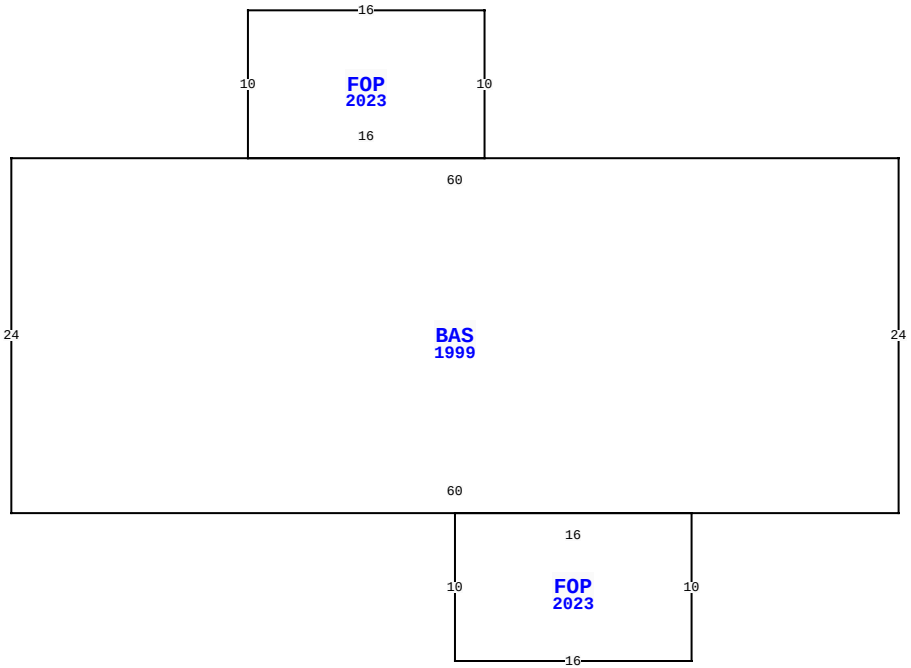
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	20	. 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1999	1,440	150,803
FOP	160	30	2023	48	5,027
FOP	160	30	2023	48	5,027
TOTALS	1,760			1,536	160,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	171.1200	145.45	223,411	1999	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2024 Heated Area: 1440 HX Base Yr 2024



BLD DATE	02/06/2008	RK	LGL DATE
XF DATE	02/06/2008	RK	LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

95035 TORI TR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,856
TOTAL MARKET OB/XF VALUE		5,238
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		266,094
SOH/AGL Deduction		22,048
ASSESSED VALUE		244,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,324
TOTAL JUST VALUE		266,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4890	CO ISSUED	0	01/01/2007
MH074890	MH MOVE-ON	0	01/01/2007
M12366	MECH OTHER	0	01/01/2007
P12033	OTHER	0	01/01/2007
MH013626	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/731	7/20/2023	WD	Q	I	01	285,000
GRANTOR: KIRKUS TONY JOE JR						
GRANTEE: WRAY CARTER						
2464/1218	5/24/2021	WD	Q	I	01	157,500
GRANTOR: WILD MICHAEL S						
GRANTEE: KIRKUS TONY JOE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W60 S24 E60 N24 $
FOP=[YR=2023;ORIG=-30,24] E16 S10 W16 N10 $
FOP=[YR=2023;ORIG=-28,0] W16 N10 E16 S10 $
.

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	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2023	2022		97	5,238	

LAND DESCRIPTION

TOTAL OB/XF 5,238

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 12/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS