OR 203/501
2008 NOBI TRIPLE/W

JOHNSON JOHN & JENNETTE
96095 LONNIES LN
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0000-0013-0020

NASSAU COUNTY PROPERTY

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

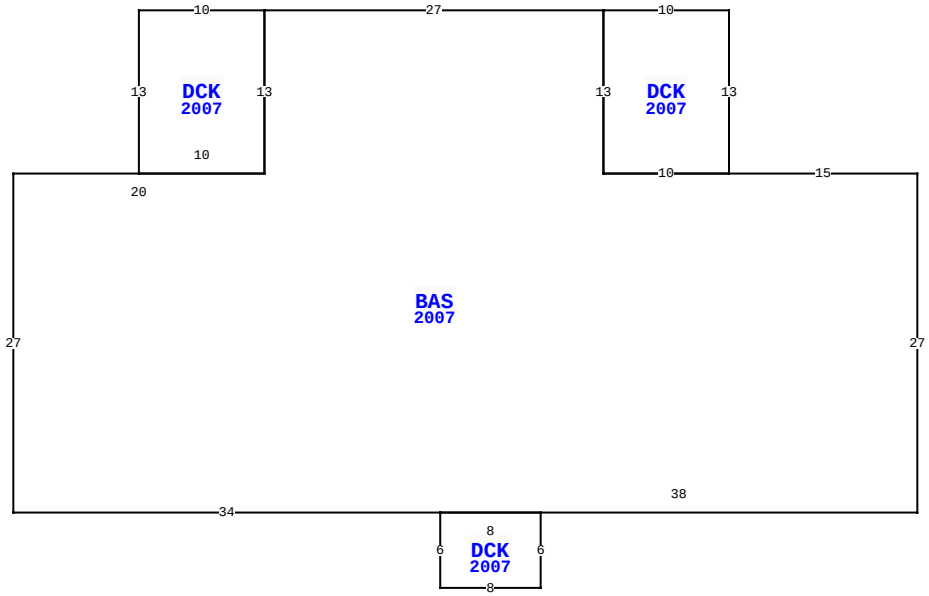
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2007	2,295	132,604
DCK	48	15	2007	7	404
DCK	130	15	2007	20	1,155
DCK	130	15	2007	20	1,155
TOTALS	2,603			2,342	135,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,342	117.2000	99.62	233,310	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 2295 HX Base Yr 1982



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

96095 LONNIES LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		135,320
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		34,850
TOTAL MARKET VALUE		173,320
SOH/AGL Deduction		77,683
ASSESSED VALUE		95,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,915
TOTAL JUST VALUE		173,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4983	CO ISSUED	0	08/01/2007
MH074983	MH MOVE-ON	0	08/01/2007
E19882	ELEC OTHER	0	08/01/2007
M13223	MECH OTHER	0	08/01/2007
P12679	OTHER	0	08/01/2007
P940842	H/AC	1,200	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0203/0501	1/01/1975	WD	U	V		100
GRANTOR:						
GRANTEE:						
0275/0649	10/31/1958	WD	Q	V	06	500
GRANTOR: POWELL FRANC C & DORI						
GRANTEE: JOHNSON LONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 DCK=[YR=2007] N13 W10 S13 E10 $ W10 N13 W27 DCK=[YR=2007] W10 S13 E10 N13 $ S13 W20 S27 E34 DCK=[YR=2007] S6 E8 N6 W8 $ E38 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	103.00	160.00	0.41	AC		1.00	1.00	1.00	85,000.00	85,000.00	34,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.41 Total Land Value: 34,850 Market: 0 Agricultural: 0 Common: 34,850 PRINTED 07/30/2025 BY SYS