IN OR 1300/1807
R622304 & R622310
EX R/W OR 302/50

MELTON AMOS J JR
96384 MT ZION LOOP
YULEE, FL 32097

2025

39-2N-28-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

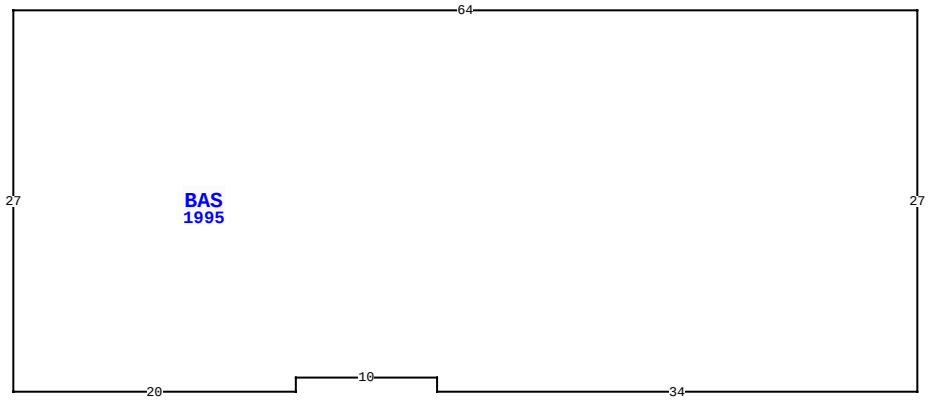
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,718	100	1995	1,718	46,438
TOTALS	1,718			1,718	46,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,718	106.0000	90.10	154,792	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2022 Heated Area: 1718 HX Base Yr 2022



96059 LONNIES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,438
TOTAL MARKET OB/XF VALUE		208
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		129,946
SOH/AGL Deduction		55,753
ASSESSED VALUE		74,193
TOTAL EXEMPTION VALUE	HX HB VX	54,193
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		129,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007130	DEMOLISH EXISTING	5,838	06/17/2024
96 1184	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/1807	3/09/2005	QC	Q	I	01	15,000
GRANTOR: MELTON LILLIE M						
GRANTEE: MELTON AMOS J JR						
2371/1049	9/06/2003	QC	U	I	11	100
GRANTOR: MELTON LILLIE ET AL						
GRANTEE: MELTON LILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E20 N1 E10 S1 E34 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	1242	WD DECK A	0	100	13	8	104.00	SF	10.00	10.00	100	1996	1996	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 208

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	150.00	285.00	0.98	AC		1.00	1.00	1.00	85,000.00	85,000.00	83,300							

REVIEW DATE 07/09/2025 BY TW Total Acres: 0.98 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS