

PT OF SEC 40-2N-28E
IN OR 2021/686
EX 49-11

PEACOCK LEWIS S & CORA E
96231 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0049-0010



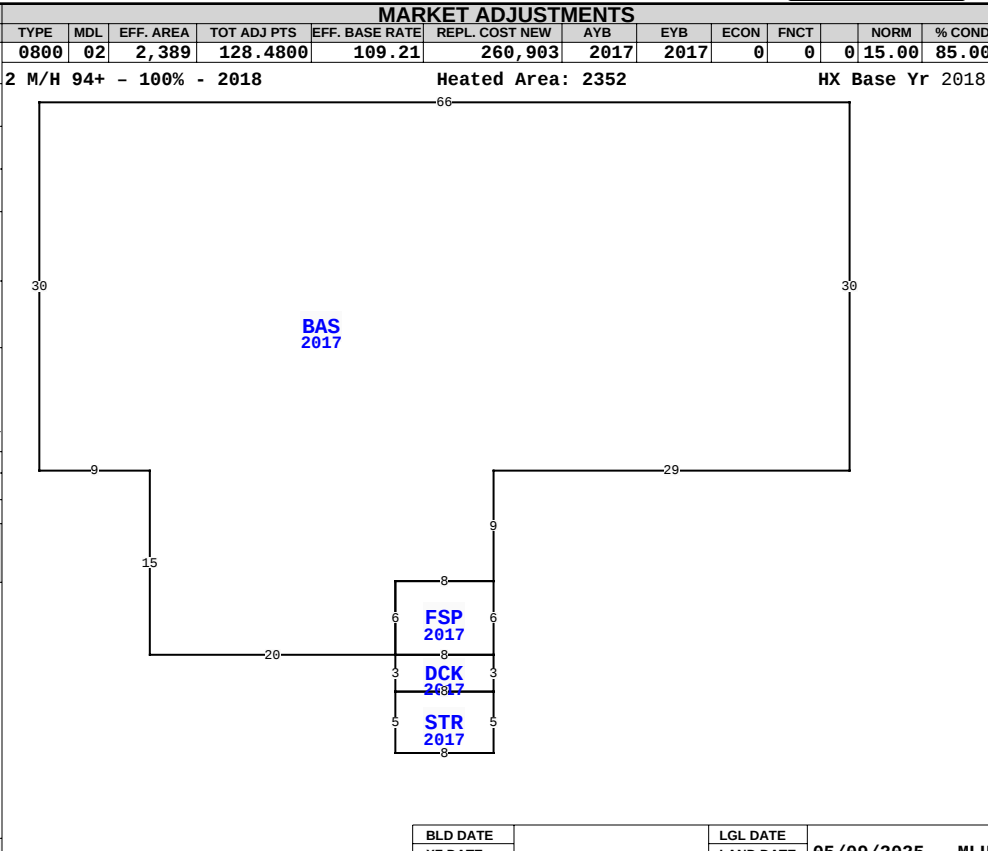
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	2,352	100	2017	2,352	218,333
DCK	24	15	2017	4	371
FSP	48	60	2017	29	2,692
STR	40	10	2017	4	371
TOTALS	2,464			2,389	221,768

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RMH	0.00	0.00	3.20



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RMH	0.00	0.00	3.20

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RMH	0.00	0.00	3.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,768	
TOTAL MARKET OB/XF VALUE		3,395	
TOTAL LAND VALUE - MARKET		288,000	
TOTAL MARKET VALUE		513,163	
SOH/AGL Deduction		283,535	
ASSESSED VALUE		229,628	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		178,906	
TOTAL JUST VALUE		513,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH171890	CO ISSUED	0	08/01/2017
MH171890	MH MOVE-ON	0	03/09/2017
5805	DEMOLITION	0	06/13/1989
7791	MH MOVE-ON	0	04/27/1989
5670	CHNGE SRVC	0	01/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2021/0686	12/11/2015	QC	U	I	11	100	
GRANTOR: PEACOCK THOMAS W ET A							
GRANTEE: PEACOCK LEWIS S & C							
2017/1720	11/30/2015	FJ	U	I	11	0	
GRANTOR: PEACOCK W VIRGIL EST							
GRANTEE: PEACOCK THOMAS W ET							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W66 S30 E9 S15 E20 DCK=[YR=2017] S3									
STR=[YR=2017] S5 E8 N5 W8\$ E8 N3 W8\$ FSP=[YR=2017] E8 N6 W8									
S6\$ N6 E8 N9 E29 N30\$.									