PT D FERNANDEZ GRANTS
SEC'S 38 & 41-2N-28E IN
OR 2068/220 (EX ESMT IN

HOLCOMB ROBERT A II &/BATCHELOR CAROL A
96041 LITTLE BERRY LN
FERNANDINA BEACH, FL 32034

2025

41-2N-28-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	04	Quality Level 04

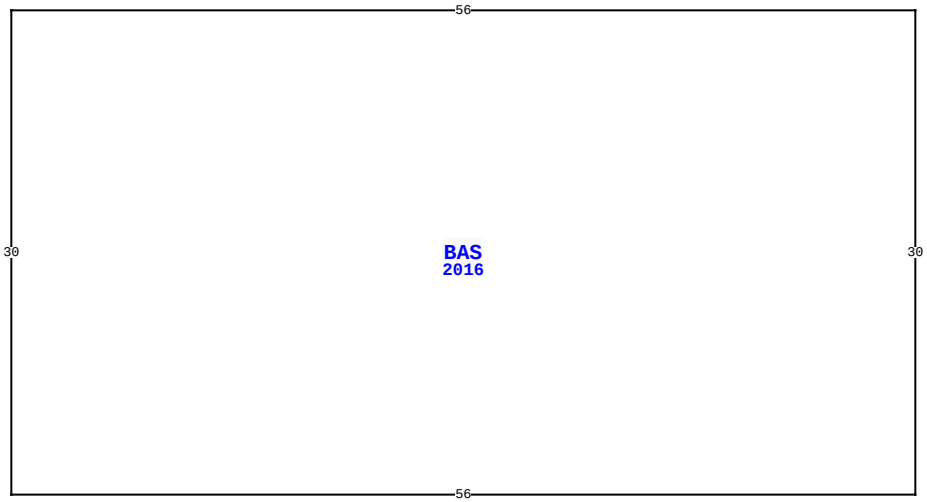
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2016	1,680	137,478
TOTALS	1,680			1,680	137,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	120.3400	102.29	171,847	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



96041 LITTLEBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,478
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		114,750
TOTAL MARKET VALUE		252,228
SOH/AGL Deduction		86,966
ASSESSED VALUE		165,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,540
TOTAL JUST VALUE		252,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165773	CO ISSUED	0	11/04/2016
MH165773	MH MOVE-ON	0	08/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2068/0220	8/25/2016	WD	U	I	11	100
GRANTOR: BATCHELOR CAROL A						
GRANTEE: ROBERT A HOLCOMB II						
1584/0163	9/05/2008	QC	Q	I	01	100
GRANTOR: BATCHELOR JAMES E						
GRANTEE: BATCHELOR CAROL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S30 E56 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.53	AC		1.00	1.00	0.75	100,000.00	75,000.00	114,750							

REVIEW DATE 02/11/2022 BY KWA Total Acres: 1.53 Total Land Value: 114,750 Market: 0 Agricultural: 0 Common: 114,750 PRINTED 07/30/2025 BY SYS