

HENSON DIRK & JODI
95036 RESERVE CT
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																													
ELEMENT		CD		CONSTRUCTION		VALUATION SUMMARY										STANDARD																																								
Exterior Wall	25	MOD METAL 100	0800	02	1,064	124.8000	106.08	112,869	1994	2010	0	0	0	36.00	64.00	VALUATION BY					STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2025										Heated Area: 1064					HX Base Yr					Tax Group: 4					Tax Dist:																												
Roof Cover	12	MODULAR MT 100	14 76 14 76 BAS 1994										BUILDING MARKET VALUE					72,236																																						
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					6,291																																						
Interior Floo	07	CORK/VTILE 100											TOTAL LAND VALUE - MARKET					135,070																																						
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					213,597																																						
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					0																																						
Bedrooms		3 100											ASSESSED VALUE					213,597																																						
Bathrooms		2 100											TOTAL EXEMPTION VALUE					0																																						
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					213,597																																						
Stories	1.	1. 100											TOTAL JUST VALUE					213,597																																						
Units		0 100											NCON VALUE					0																																						
Quality		05	Quality Level 05										RP 12531175 TITLE: 65233990 __ 1994 WEST (1995)																																											
DOR CODE		0200	MOBILE HOME										SW/MH/ID GAFLP75A19723WE																																											
MAP NUM			MKT AREA										6/2016KW : MISC ALUMN SHED = NV																																											
NEIGHBORHOOD/LOC		4048.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM										DESCRIPTION										AMT										ISSUED										
BAS	1,064	100	1994	1,064	72,236											99										MH MOVE-ON										19,694										06/01/1993										
TOTALS		1,064			1,064	72,236																																																		
EXTRA FEATURES							85494 BLACKMON RD, YULEE										BLD DATE										LGL DATE										05/08/2025										MLU									
L N	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	0	0	0		176.00	SF	10.00		10.00	100	2010	2010	3	40	704																																						
2	0351	CARPORT MT	0	0	40	24		960.00	SF	6.00		6.00	100	2024	2023		97	5,587																																						
LAND DESCRIPTION		TOTAL OB/XF										6,291																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																
1	000116	C	RES MARSH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	135,000.00	135,000.00	135,000																																							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	500.00	500.00	70																																							
REVIEW DATE		01/06/2023		BY		NWA		Total Acres: 1.14		Total Land Value: 135,070		Market: 0		Agricultural: 0		Common: 135,070		PRINTED 07/30/2025 BY SYS																																						