PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2771/1512

GIBBS PAUL A & ELIZABETH B
603 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0003-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

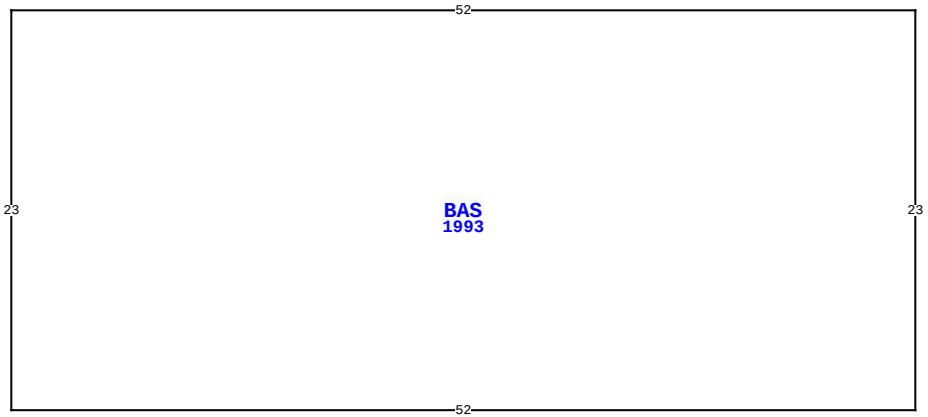
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	33,756
TOTALS	1,196			1,196	33,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	117.6000	94.08	112,520	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1196 HX Base Yr 2003



95539 TYSON RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		33,756
TOTAL MARKET OB/XF VALUE		336
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		124,092
SOH/AGL Deduction		81,385
ASSESSED VALUE		42,707
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,707
TOTAL JUST VALUE		124,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1512	1/31/2025	WD	U	I	11	100
GRANTOR: TURNER DOUGLAS A						
GRANTEE: GIBBS PAUL A & ELIZ						
2765/1107	1/31/2025	WD	Q	I	01	142,000
GRANTOR: TURNER DOUGLAS A						
GRANTEE: GIBBS PAUL A & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23$.

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	0752	USP	0	100	8	5	40.00	SF	15.00	15.00	100	2010	2010	3	56	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	1.00	AC		1.00	1.00	0.90	100,000.00	90,000.00	90,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS