TRACT 23
IN OR 743/829 & 831
R621778 & R621779

DAVIS ROCKY C & REGINA L
94030 LIVE OAK DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-525A-0023-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 3 100 |
| 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

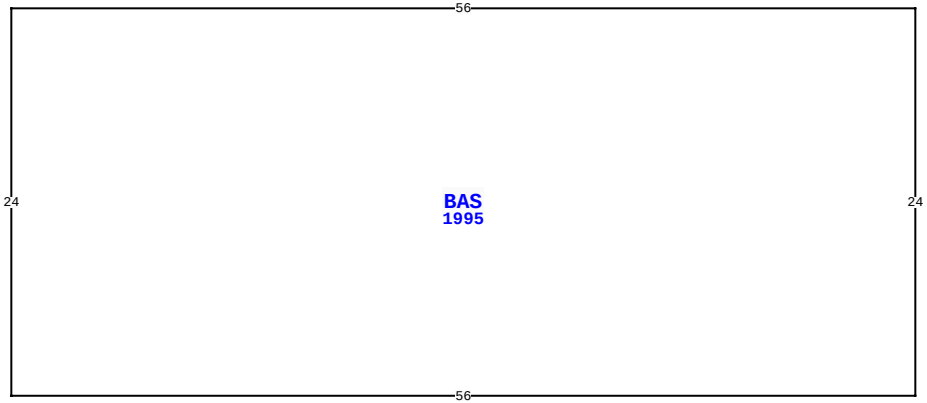
NEIGHBORHOOD/LOC 4003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1995 | 1,344 | 39,869 |
| TOTALS | 1,344 | | | 1,344 | 39,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,344 | 123.6000 | 98.88 | 132,895 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1996 Heated Area: 1344 HX Base Yr 1996




94030 LIVE OAK DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/08/2025 MLU

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,868 |
| TOTAL MARKET OB/XF VALUE | | 1,773 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 121,641 |
| SOH/AGL Deduction | | 84,246 |
| ASSESSED VALUE | | 37,395 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 12,395 |
| TOTAL JUST VALUE | | 121,641 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 111,798 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0743/0831 | 11/03/1995 | WD | Q | I | 06 | 22,000 |
| GRANTOR: VAUGHAN LINDA E | | | | | | |
| GRANTEE: DAVIS ROCKY & REGIN | | | | | | |
| 0743/0829 | 11/03/1995 | WD | Q | I | 06 | 22,000 |
| GRANTOR: JONES EDITH E | | | | | | |
| GRANTEE: DAVIS ROCKY & REGIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W56 S24 E56 N24$.

## 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 | 6 | 12 | 72.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 144 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 8 | 56.00 | SF | 20.10 | 20.10 | 100 | 1995 | 1995 | 3 | 20 | 225 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 18 | 12 | 216.00 | SF | 13.00 | 13.00 | 100 | 2012 | 2012 | 3 | 50 | 1,404 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,773

| 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 | | RM | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS