

TRACTS 9 & 10
IN OR 265/60 & OR 372/285
R498168 & R498169

BENNETT RAY A
95043 MALLORY WILDER ST
FERNANDINA BEACH, FL 32034

2025

51-3N-27-4881-0009-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 AL SIDING 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4040.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	32,648
TOTALS	1,248			1,248	32,648

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	1,248	109.0000	87.20	108,826	1974	1974	0	0	70.00	30.00													
1 M/H 93- - 0% - 0 Heated Area: 1248 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1993 </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/05/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/05/2025	MLU	
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			39,384
TOTAL MARKET OB/XF VALUE			1,360
TOTAL LAND VALUE - MARKET			153,000
TOTAL MARKET VALUE			193,744
SOH/AGL Deduction			68,135
ASSESSED VALUE			125,609
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,609
TOTAL JUST VALUE			193,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0265/0060	5/01/1978	WD	U	I		3,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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	8	10			10.00	100	1980	1980	3	20	160	
2	0681	POLE SHED	0	0	10	20			15.00	100	1980	1980	3	20	600	
3	0681	POLE SHED	0	0	10	20			15.00	100	1985	1985	3	20	600	
TOTALS													1,360			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W52 S24 E52 N24\$.	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RM	304.00	287.00	2.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	153,000							

