

LOT 11 IN OR 1916/308
1974 MARR SW/MH
GURNIE OAKS SUB PB 5/2

GOETZ WILLIAM H
5418 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0280-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	02	. 100

Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2008	1,056	9,628
TOTALS	1,056			1,056	9,628

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	8	21	168.00	SF	10.00
2	0940	SHEDS/PORT	0	0	12	6	72.00	SF	30.00
3	0751	UOP	0	0	8	4	32.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF	2100.00	60.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	35.7500	30.39	32,092	1974	1974	0	0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 1056 HX Base Yr												
16 BAS2008 16												
1539 AVERY RD, FERNANDINA BEACH												
BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE												

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	21	168.00	SF	10.00	10.00	100	1982	1982	3	20	336	
2	0940	SHEDS/PORT			0	0	12	6	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
3	0751	UOP			0	0	8	4	32.00	SF	10.00	10.00	100	1998	1998	3	24	77	

TOTAL OB/XF													845	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF	2100.00	60.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1			

NASSAU COUNTY PROPERTY				PAGE 1 of 1				8
VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				9,628				
TOTAL MARKET OB/XF VALUE				845				
TOTAL LAND VALUE - MARKET				100,000				
TOTAL MARKET VALUE				110,473				
SOH/AGL Deduction				62,908				
ASSESSED VALUE				47,565				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				47,565				
TOTAL JUST VALUE				110,473				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				109,909				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1916/0308	4/29/2014	WD	Q	I	02	22,000	
GRANTOR: COOPER WILLIAM VAUGHN							
GRANTEE: GOETZ WILLIAM H							
1916/0305	4/06/2014	WD	U	I	11	100	
GRANTOR: COOPER FRANK VICTOR E							
GRANTEE: COOPER WILLIAM VAUG							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W66 S16 E66 N16\$.									