

BLOCK 2 LOT 18
IN OR 2519/154
NASSAUVILLE WOODS PB 5/126

GONZALEZ ISRAEL JR
85036 COCONUT COVE
FERNANDINA BEACH, FL 32034

2026

25-2N-27-1475-0002-0180



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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2002	2,079	202,195
TOTALS	2,079			2,079	202,195

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	0	16	8			10.00
2	0500	FP-PRE FAB	0	0	0	0			3,500.00

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		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,079	135.0800	121.57	252,744	2000	2017	0	0	20.00	80.00	
1 M/H 94+ 0% - 0 Heated Area: 2079 HX Base Yr												
27 77 27 77 BAS 2002												

85036 COCONUT CV, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU												

TOTAL OB/XF												
3,091												

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3,091												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,877	
TOTAL MARKET OB/XF VALUE		3,091	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		329,968	
SOH/AGL Deduction		27,200	
ASSESSED VALUE		302,768	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,768	
TOTAL JUST VALUE		329,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001882	STORAGE BLDG	57,960	04/13/2020
003078	MH MOVE-ON	0	04/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/0154	11/05/2021	WD	Q	I	01	250,000	
GRANTOR: HARRISON RICHARD							
GRANTEE: GONZALEZ ISRAEL JR							
2159/1294	11/17/2017	WD	Q	I	01	139,900	
GRANTOR: POCKET RESERVES LLC							
GRANTEE: HARRISON RICHARD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W77 S27 E77 N27 \$.									

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