LOT 1
OAK HILL EST #1 PB 5/90 & 91

TRIOLA DANIEL A & VIRGINIA M
95056 GENTRY LN
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

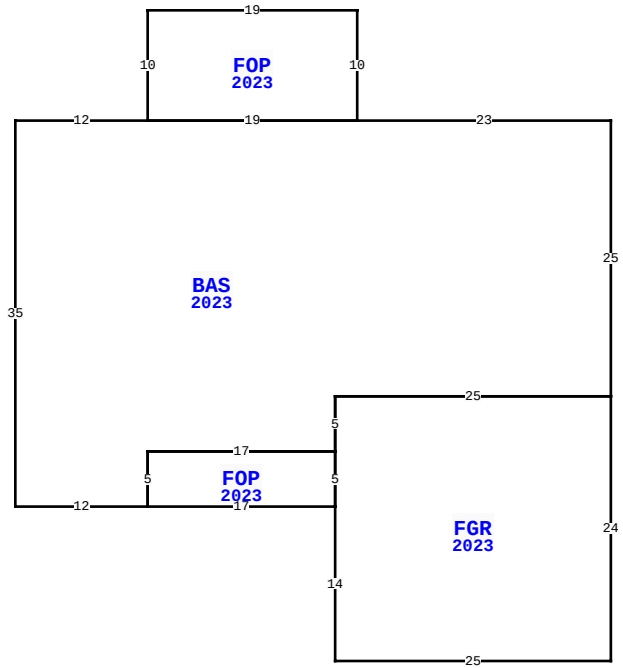
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	2023	1,555	188,112
FGR	600	55	2023	330	39,920
FOP	85	30	2023	26	3,145
FOP	190	30	2023	57	6,895
TOTALS	2,430			1,968	238,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,968	87.4650	121.58	239,269	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 100% - 2025 Heated Area: 1555 HX Base Yr



95056 GENTRY LN, FERNANDINA BEACH

BLD DATE	03/12/2008	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,073
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		340,073
SOH/AGL Deduction		0
ASSESSED VALUE		340,073
TOTAL EXEMPTION VALUE	13	340,073
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207499	NEW CONSTR	275,606	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/957	7/28/2023	WD	Q	I	01	400,000
GRANTOR: 95056 GENTRY LANE LLC						
GRANTEE: TRIOLA DANIEL A & V						
2529/1887	1/06/2022	WD	Q	I	01	80,000
GRANTOR: SHARPE ZACHARY						
GRANTEE: 95056 GENTRY LANE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,11] W23 W19 W12 S35 E12 N5 E17 N5 E25 N25 $
FOP=[YR=2023;ORIG=58,1] E19 S10 W19 N10 $
FOP=[YR=2023;ORIG=58,41] E17 S5 W17 N5 $
FGR=[YR=2023;ORIG=75,36] S5 S5 S14 E25 N24 W25 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 06/28/2023 BY DJ Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS