LOT 2
IN OR 699 PG 756
R788155 & R788156

HOETZLEIN SUSAN C
95030 GENTRY LANE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

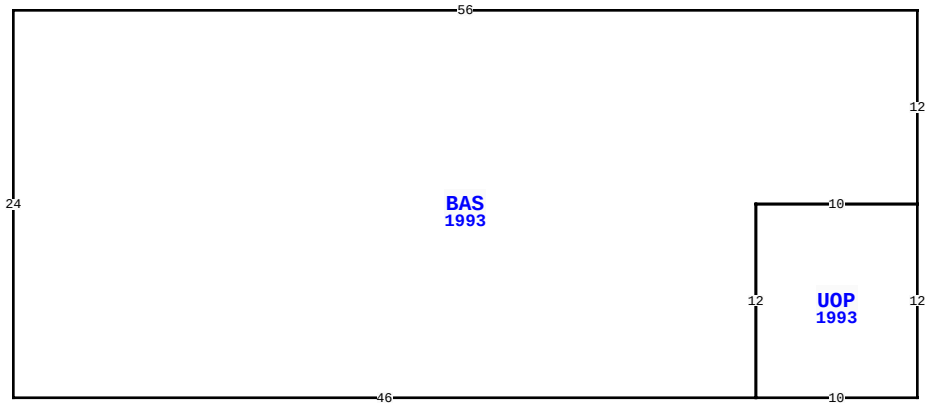
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	36,705
UOP	120	25	1993	30	900
TOTALS	1,344			1,254	37,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	117.6000	99.96	125,350	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 2003 Heated Area: 1224 HX Base Yr 2003



95030 GENTRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,605
TOTAL MARKET OB/XF VALUE		48
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		139,653
SOH/AGL Deduction		98,957
ASSESSED VALUE		40,696
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		10,696
TOTAL JUST VALUE		139,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0699/0756	3/01/1994	WD	U	I	13	20,000
GRANTOR: CARTER JOHN & PAULA						
GRANTEE: HOETZLEIN TIMOTHY &						
0489/1109	5/20/1986	WD	U	I	11	100
GRANTOR: GRIFFIS LEO B & LOUIS						
GRANTEE: CARTER JOHN J & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E46 UOP=[YR=1993] E10 N12 W10 S12$ N12 E10 N12$.

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	4	6	24.00	SF	10.00	10.00	100	1991	1991	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 48

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	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS