LOT 30
OAK HILL EST #1 PB 5/90 & 91

LITTLE CHRISTY JEAN
704 N 15TH STREET
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

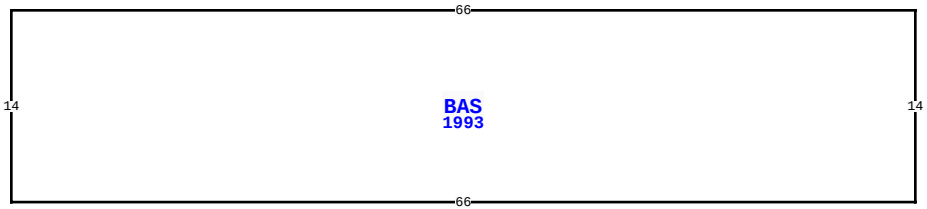
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,259
TOTALS	924			924	25,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	107.2000	91.12	84,195	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,258
TOTAL MARKET OB/XF VALUE	768
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	126,026
SOH/AGL Deduction	0
ASSESSED VALUE	126,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,026
TOTAL JUST VALUE	126,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7312	MH MOVE-ON	31,000	06/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/512	10/31/2025	QC	U	I	11	100
GRANTOR: GORE CARROL WAYNE REV						
GRANTEE: LITTLE CHRISTY JEAN						
2422/1610	10/29/2020	QC	U	I	11	100
GRANTOR: GORE JOHN MATTHEW						
GRANTEE: GORE CARROL WAYNE R						

BLD DATE	08/14/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95641 KAREN WALK, FERNANDINA BEACH

BUILDING NOTES

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	0	8	12	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
2	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 768

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS