LOT 30 2011 CHAMPION DW/MH
IN OR 1539/290
OAK HILL ESTATES #2 PB 5/134

BOLES JOHN P
95096 LOUISE CT
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

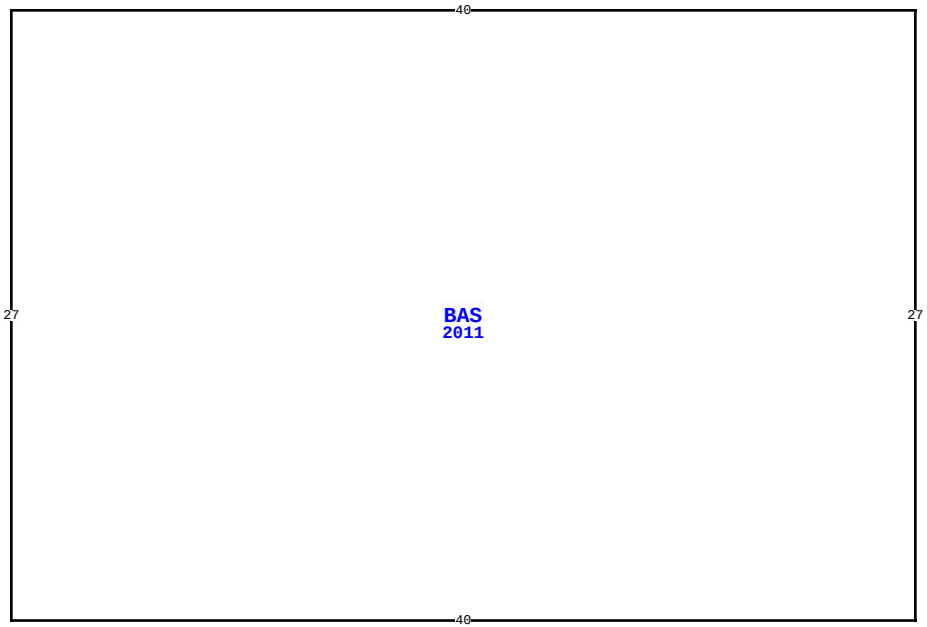
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2011	1,080	81,976
TOTALS	1,080			1,080	81,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	131.7800	118.60	128,088	2011	2011	0	0	0	36.00	64.00

2 M/H 94+ 100% - 2016 Heated Area: 1080 HX Base Yr 2016



95096 LOUISE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,976
TOTAL MARKET OB/XF VALUE		3,728
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		185,704
SOH/AGL Deduction		118,352
ASSESSED VALUE		67,352
TOTAL EXEMPTION VALUE	HX HB	42,352
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327289	ADDITION	3,250	06/01/2013
C5377	CO ISSUED	0	10/27/2011
E23878	NEW CONSTR	0	10/01/2011
M16590	H/AC	0	10/01/2011
P15028	NEW CONSTR	0	10/01/2011
E21614	ELEC OTHER	0	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/0290	12/05/2007	WD	U	I	23	54,000
GRANTOR: JOHNSON THAD O & JENN						
GRANTEE: BOLES JOHN P						
0866/0105	2/05/1999	WD	U	I	21	30,000
GRANTOR: BIRD JAMES M JR & PAT						
GRANTEE: JOHNSON THAD O & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W40 S27 E40 N27 $.

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2002	2002	3	20	1,728	
2	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	2013	2013	3	50	800	
3	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	2013	2013	3	50	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,728

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	1.00	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