LOT 35
OAK HILL ESTATES #2 PB 5/134

WILCOTT TERRENCE
95105 LOUISE COURT
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0035-0000

BUILDING CHARACTERISTICS

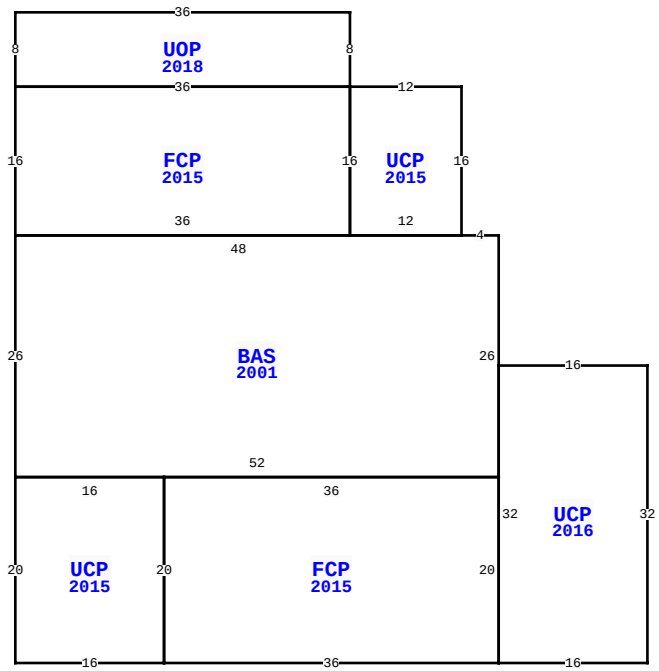
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,352	100	2001	1,352	70,207
FCP	576	25	2015	144	7,478
FCP	720	25	2015	180	9,347
UCP	192	20	2015	38	1,973
UCP	320	20	2015	64	3,323
UCP	512	20	2016	102	5,297
UOP	288	25	2018	72	3,739
TOTALS	3,960			1,952	101,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,952	144.2400	129.82	253,409	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 2020 Heated Area: 1352 HX Base Yr 2020



95105 LOUISE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,364
SOH/AGL Deduction		89,250
ASSESSED VALUE		122,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,703
TOTAL JUST VALUE		211,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992762	MH MOVE-ON	0	07/01/1999
6891	MH MOVE-ON	22,900	09/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/1147	2/17/2021	QC	U	I	11	100
GRANTOR: WILCOTT CAROL						
GRANTEE: WILCOTT TERRENCE						
1776/1882	1/31/2012	WD	U	I	12	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WILCOTT CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 UCP=[YR=2015] N16 W12 UOP=[YR=2018] N8 W36 S8 E36$ FCP=[YR=2015] W36 S16 E36 N16$ S16 E12$ W48 S26 UCP=[YR=2015] S20 E16 FCP=[YR=2015] E36 UCP=[YR=2016] E16 N32 W16 S32$ N20 W36 S20$ N20 W16$ E52 N26 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

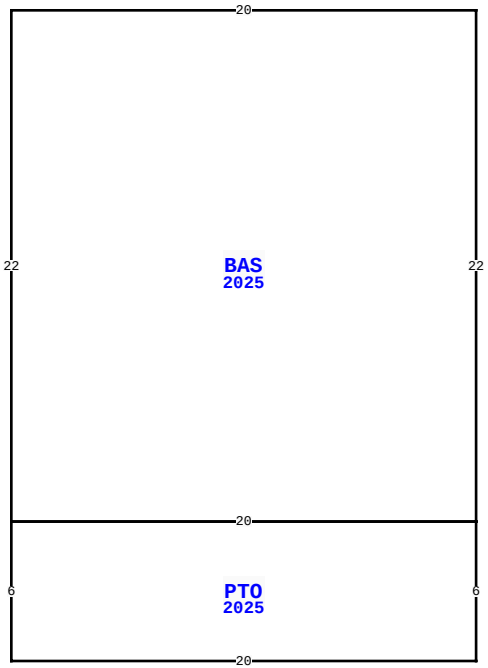
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2025	440	9,865
PTO	120	5	2025	6	135
TOTALS	560			446	10,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	446	60.5000	23.60	10,526	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2025 Heated Area: 440 HX Base Yr 2020



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INCOME VALUE		
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GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WILCOTT CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,18] E20 S22 W20 N22 $
PTO=[YR=2025;ORIG=50,40] E20 S6 W20 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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