BLOCK 1 LOT 3
WILLOW BRANCH ACRES PB 4/58

MOSS ARLENE MARY L/E/
95038 JUSTIN CT
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0001-0030

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	04	C ABOVE GD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

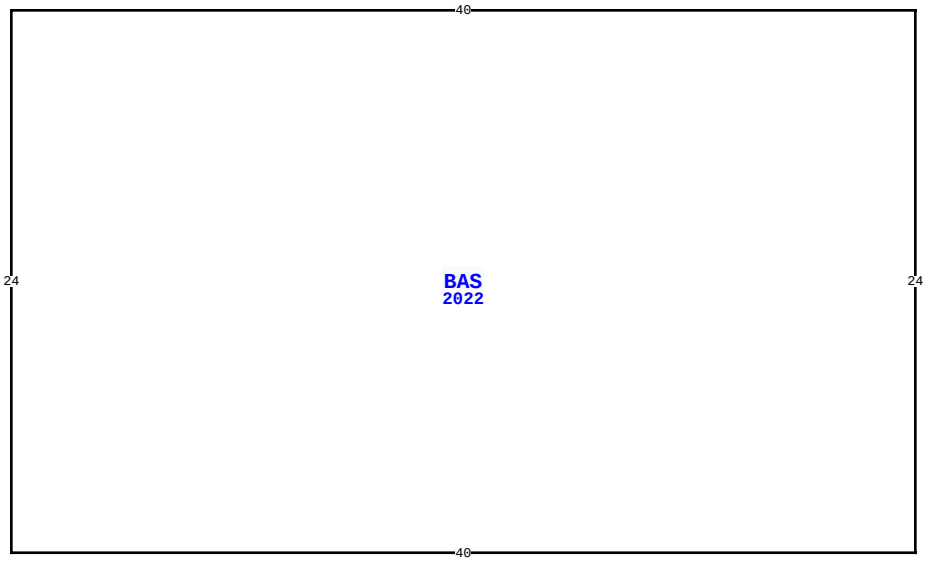
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	94,703
TOTALS	960			960	94,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	113.0000	101.70	97,632	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 1983 Heated Area: 960 HX Base Yr 1983



95038 JUSTIN CT, 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		94,703
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		192,703
SOH/AGL Deduction		77,954
ASSESSED VALUE		114,749
TOTAL EXEMPTION VALUE	HX HB SL	114,749
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		192,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001488	CO ISSUED	0	11/01/2022
7650	CHNGE SRVC	0	08/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1065	6/28/2020	LE	U	I	11	100
GRANTOR: MOSS ARLENE M						
GRANTEE: BAZAR TRACY & MICHE						
0496/0770	7/23/1986	WD	U	V		6,000
GRANTOR: GRIFFIS LEO B & LOUIS						
GRANTEE: MOSS ARLENE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S24 E40 N24$.

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	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.98 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/09/2026 BY SYS