

BLOCK 1 LOT 10 2002 REGE DW
IN OR 1011/1622
WILLOW BRANCH ACRES PB 4/58

JOHNSEN RICHARD C
95186 GENTRY LANE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0001-0100



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

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	2,010	100	2002	2,010	106,911
FSP	480	60	2002	288	15,318
TOTALS	2,490			2,298	122,230

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1241	WD DECK G	0 100	16	10	160.00	UT	11.50	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,298	128.4800	115.63	265,718	2002	2002	0	0	0 54.00	46.00
1 M/H 94+ 100% - 2003 Heated Area: 2010 HX Base Yr 2003											
FSP 2002 BAS 2002											
95186 GENTRY LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		122,230	
TOTAL MARKET OB/XF VALUE		3,418	
TOTAL LAND VALUE - MARKET		96,900	
TOTAL MARKET VALUE		222,548	
SOH/AGL Deduction		132,459	
ASSESSED VALUE		90,089	
TOTAL EXEMPTION VALUE		HX HB WR SX 90,089	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		222,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210334	XFOB	4,800	11/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1011/1622	10/08/2001	WD	U	I		35,000	
GRANTOR: VANZANT OSCAR D & AND							
GRANTEE: JOHNSEN RICHARD & D							
1011/1621	10/08/2001	WD	U	V	10	100	
GRANTOR: TIBOR WILLIAM F							
GRANTEE: VANZANT OSCAR D & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W67 FSP=[YR=2002] W16 S30 E16 N30 \$ S30 E67 N30 \$.									