

**LOUGE JOEL FRANKLIN**  
95087 GENTRY LANE  
FERNANDINA BEACH, FL 32034

# 2026

**31-2N-28-4955-0004-0010**

BUILDING CHARACTERISTICS

| ELEMENT             | CD               | CONSTRUCTION                      |      |              |                      |
|---------------------|------------------|-----------------------------------|------|--------------|----------------------|
| Exterior Wall       | 10               | ABOVE AVG 70                      |      |              |                      |
| Exterior Wall       | 05               | AVERAGE 30                        |      |              |                      |
| Roof Structure      | 03               | GABLE/HIP 100                     |      |              |                      |
| Roof Cover          | 12               | MODULAR MT 100                    |      |              |                      |
| Interior Wall       | 04               | PLYWOOD 100                       |      |              |                      |
| Interior Floor      | 14               | CARPET 80                         |      |              |                      |
| Interior Floor      | 08               | SHT VINYL 20                      |      |              |                      |
| Air Condition       | 01               | NONE 100                          |      |              |                      |
| Heating Type        | 01               | NONE 100                          |      |              |                      |
| Bedrooms            |                  | 3 100                             |      |              |                      |
| Bathrooms           |                  | 2 100                             |      |              |                      |
| Frame Stories Units | 02               | WOOD FRAME 100<br>1. 100<br>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                 | 1,344            | 100                               | 1993 | 1,344        | 25,955               |
| UOP                 | 120              | 25                                | 2009 | 30           | 579                  |
| TOTALS              | 1,464            |                                   |      | 1,374        | 26,535               |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| 0820 | 02  | 1,374     | 113.6000    | 96.56          | 132,673        | 1985 | 1985 |      | 0    | 10 | 70.00 | 20.00  |

1 M/H 93- 0% - 2025

Heated Area: 1344

HX Base Yr

Diagram showing building footprint and area calculations:

Basement Area (BAS) = 1,344 sq ft

Unimproved Portion (UOP) = 120 sq ft

Total Unimproved Area = 1,464 sq ft

Adjusted Basement Area = 1,374 sq ft

Subarea Market Value = 25,955

Unimproved Portion Market Value = 579

Total Market Value = 26,535

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 26,535

TOTAL MARKET OB/XF VALUE 945

TOTAL LAND VALUE - MARKET 109,000

TOTAL MARKET VALUE 136,480

SOH/AGL Deduction 0

ASSESSED VALUE 136,480

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 136,480

TOTAL JUST VALUE 136,480

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 134,932

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2713/765 5/14/2024 QC U I I 11 100

GRANTOR: LOGURE DANIEL CARLTON

GRANTEE: LOUGE JOEL FRANKLIN

2617/1673 2/04/2023 WD U I I 11 100

GRANTOR: CARTER JOHN J & PAULA

GRANTEE: LOGUE DANIEL CARLTO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27UOP=[YR=2009] N12 W10 S12 E10 \$ W29 S24 E56 N24 \$ .

LAND DESCRIPTION

TOTAL OB/XF 945

| 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                  |     | 0   | 0006     | OR    | 0.00  | 0.00        | 1.09      | AC  | 1.00      | 1.00   | 1.00    | 100,000.00 | 100,000.00     | 109,000    |                             |      |         |      |     |    |        |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.09 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 07/09/2026 BY SYS