

BLOCK 1 LOT 5
IN OR 782/201
R673708 & R673709

LANDRUM CARL J
95129 BIG OAK AVE
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0150-0001-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	30	VINYL 100	0800	02	1,890	135.5200	121.97	230,523	1997	2002	0	0	0	54.00	46.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 1998														Heated Area: 1890												HX Base Yr 1998											
Roof Cover	12	MODULAR MT 100	27 BAS1997 27																																					
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		5 100																																						
Bathrooms		2 100																																						
Frame	02	WOOD FRAME 100																																						
Stories	1.	1. 100																																						
Units		0 100																																						
Quality			04	Quality Level 04																																				
DOR CODE			0200MOBILE 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	1,890	100	1997	1,890	106,041																																			
TOTALS			1,890			1,890	106,041																																	
EXTRA FEATURES			95129 BIG OAK AVE, FERNANDINA BEACH																																					
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																							
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695																								
2	1242	WD DECK A	0	100	0	0	152.00	SF	10.00	10.00	100	1997	1997	3	20	304																								
3	0751	UOP	0	100	6	12	72.00	SF	10.00	10.00	100	2000	2000	3	26	187																								
LAND DESCRIPTION			TOTAL OB/XF 3,186																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																							
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS																																								