

VINCENT WAYNE L & WENDY L
95177 PETUNIA COURT
FERNANDINA BEACH, FL 32034

32-2N-28-0150-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD																							
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 90																							
Interior Floo	08 SHT VINYL 10																							
Air Condition	03 CENTRAL 100																							
Heating Type	04 AIR DUCTED 100																							
Bedrooms	4 100																							
Bathrooms	2 100																							
Frame	02 WOOD FRAME 100																							
Stories Units	1. 1. 100 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	1,836	100	2002	1,836	89,388																			
USP	176	50	2008	88	4,284																			
TOTALS	2,012			1,924	93,673																			
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									
1	0510	GARAGE WD-	0 100	30 40	1,200.00	SF	35.00	35.00	100	2003	2003	3	29	12,180										
2	0351	CARPORT MT	0 100	20 18	360.00	SF	10.00	10.00	100	2014	2014	3	55	1,980										
LAND DESCRIPTION																								
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	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										

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,924	117.6000	105.84	203,636	2002	2002	0	0	0 54.00	46.00
1 M/H 94+ 100% - 2008 Heated Area: 1836 HX Base Yr 2008											
27 66 27 68 BAS 2002 16 11 11 2 USP 2008											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		93,673	
TOTAL MARKET OB/XF VALUE		14,160	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		207,833	
SOH/AGL Deduction		116,219	
ASSESSED VALUE		91,614	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		40,203	
TOTAL JUST VALUE		207,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,075	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I I	RSN CD	SALE PRICE
1480/1859	2/26/2007	WD Q	I			149,900
GRANTOR: MOORIAN DAVID & ALICE						
GRANTEE: VINCENT WAYNE L & W						
1183/0823	10/23/2003	WD Q	I			107,600
GRANTOR: WELLS EUGENE M & ALIC						