BLOCK 2 LOT 8
IN OR 1353/1846
MH/ID ZZF1230AAC & ZZF1230BAC

NELSON TRACY M
604 PEMBERTON DR
LEBANON, TN 37087

2026

32-2N-28-0150-0002-0080

BUILDING CHARACTERISTICS

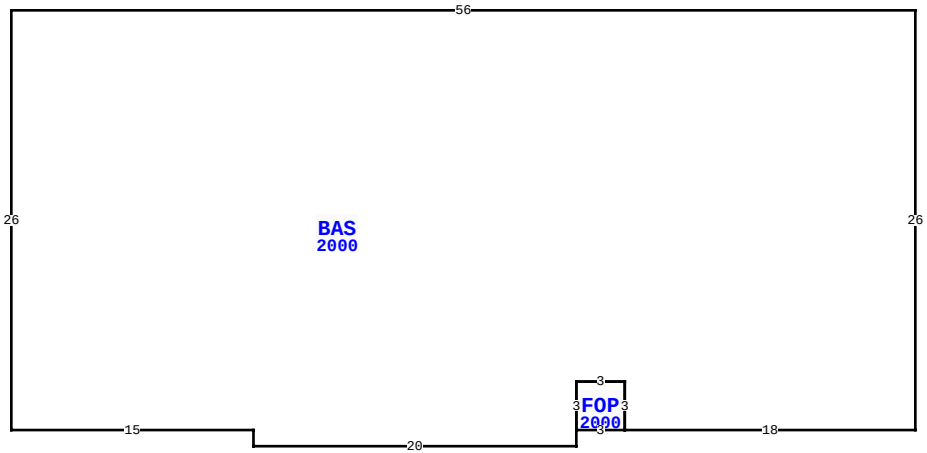
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,467	100	2000	1,467	48,393
FOP	9	30	2000	3	99
TOTALS	1,476			1,470	48,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,470	129.3600	109.96	161,641	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1467 HX Base Yr



95044 BIG OAK AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,492
TOTAL MARKET OB/XF VALUE	6,006
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	154,498
SOH/AGL Deduction	61,701
ASSESSED VALUE	92,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,797
TOTAL JUST VALUE	154,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1846	9/29/2005	WD	Q	I		87,500
GRANTOR: MCKAIN LUCY B &						
GRANTEE: NELSON TRACY M						
0933/1047	5/24/2000	WD	Q	V		22,700
GRANTOR: STEVENS WILLIAM L & P						
GRANTEE: MCKAIN LUCY & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S26 E15 S1 E20 N1 FOP=[YR=2000] E3 N3 W3 S3 $ N3 E3 S3 E18 N26 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	1243	WD DECK F	0	0	19	16	304.00	SF	8.00	8.00	100	2000	2000	3	20	486	
3	1242	WD DECK A	0	0	0	0	1,000.00	SF	10.00	10.00	100	2000	2000	3	20	2,000	
4	0752	USP	0	0	25	16	400.00	SF	15.00	15.00	100	2000	2000	3	26	1,560	

LAND DESCRIPTION

TOTAL OB/XF 6,006

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	0	0006	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