OR 203/501
2008 NOBI TRIPLE/W

JOHNSON JOHN & JENNETTE
96095 LONNIES LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0013-0020

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

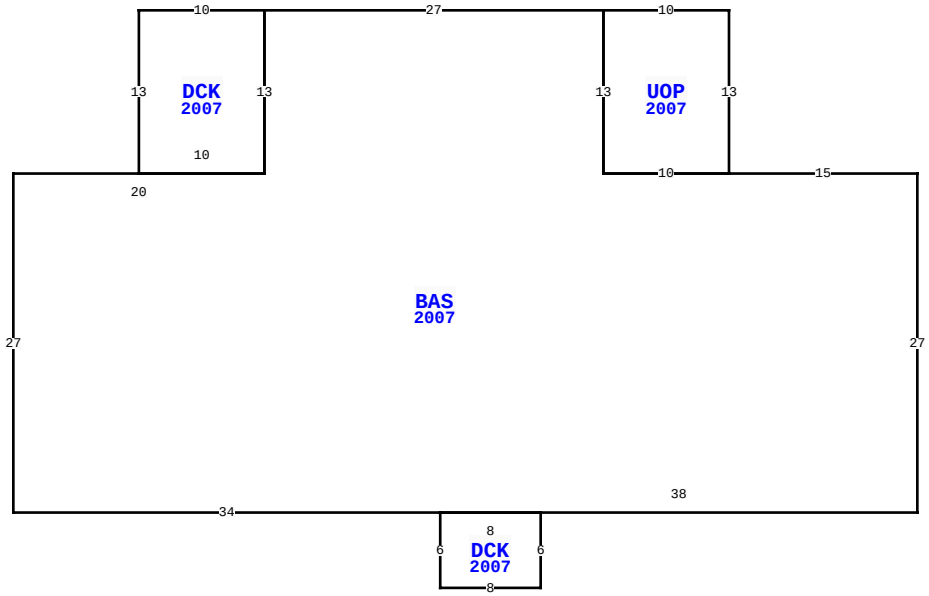
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2007	2,295	135,563
DCK	48	15	2007	7	413
DCK	130	15	2007	20	1,182
UOP	130	25	2007	32	1,890
TOTALS	2,603			2,354	139,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,354	117.2000	105.48	248,300	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 0 Heated Area: 2295 HX Base Yr 1982



96095 LONNIES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	139,048
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	36,900
TOTAL MARKET VALUE	179,063
SOH/AGL Deduction	80,844
ASSESSED VALUE	98,219
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,808
TOTAL JUST VALUE	179,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4983	CO ISSUED	0	08/01/2007
MH074983	MH MOVE-ON	0	08/01/2007
E19882	ELEC OTHER	0	08/01/2007
M13223	MECH OTHER	0	08/01/2007
P12679	OTHER	0	08/01/2007
P940842	H/AC	1,200	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0203/0501	1/01/1975	WD	U	V		100
GRANTOR:						
GRANTEE:						
0275/0649	10/31/1958	WD	Q	V	06	500
GRANTOR: POWELL FRANC C & DORI						
GRANTEE: JOHNSON LONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W15 W10 N13 W27 S13 W20 S27 E34 E38 N27 $
UOP=[YR=2007;ORIG=-15,0] N13 W10 S13 E10 $
DCK=[YR=2007;ORIG=-52,-13] W10 S13 E10 N13 $
DCK=[YR=2007;ORIG=-38,27] S6 E8 N6 W8 $
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	100		OR	103.00	160.00	0.41	AC		1.00	1.00	1.00	90,000.00	90,000.00	36,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.41 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 07/09/2026 BY SYS