

PERRY JOHN E SR
3235 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

44-2N-28-5130-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

25

MOD METAL 80

082002

Exterior Wall

05

AVERAGE 20

1

Roof Structure

03

GABLE/HIP 100

M/H 93-

Roof Cover

03

COMP SHNGL 100

0%

Interior Wall

04

PLYWOOD 50

- 0

Interior Wall

05

DRYWALL 50

Heated Area: 960

Interior Floor

14

CARPET 90

HX Base Yr

Interior Floor

08

SHT VINYL 10

Air Condition

02

WINDOW 100

Heating Type

02

CONVECTION 100

Bedrooms

3

100

Bathrooms

1

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4006.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

288

100

1993

288

6,903

BAS

672

100

1993

672

16,108

TOTALS

960

960

23,011

EXTRA FEATURES

95703 ARBOR LN, 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

0752

USP

0

0

8

12

96.00

SF

15.00

15.00

100

2000

2000

3

26

374

2

0753

UEP

0

0

10

20

200.00

SF

22.00

22.00

100

2000

2000

3

26

1,144

LAND DESCRIPTION

TOTAL OB/XF

1,518

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

RSF-

1132.00

205.00

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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEWAYB

EYBECONFNCT

NORM% CONDD

082002

960

94.0000

79.90

76,704

1966

1985

0

0

0

70.00

30.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Ob/Xf Value

23,0111,518

TOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKET

100,000124,529

TOTAL MARKET VALUESOH/AGL Deduction

73,19151,338

ASSESSED VALUETOTAL EXEMPTION VALUE

73,1910

BASE TAXABLE VALUETOTAL JUST VALUE

73,191124,529

NCON VALUENCOME VALUE

0PREVIOUS YEAR MKT VALUE

123,235

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

0597/01975/14/1990WD U I 102,600

GRANTOR: ELLIS FRANCIS & MARY

GRANTEE: PERRY JOHN & JEAN

0262/05404/14/1978CD Q V 2,395

GRANTOR: ELLIS FRANCIS L & MAR

GRANTEE: PERRY JOHN E & JEAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S30 BAS=[YR=1993] W12 S24 E12 N24\$ S26 E12 N56 \$.