BLOCK 3 LOT 4
IN OR 2007/1709
R567659 & R567660

LEE ROBERT & CAROLYN REV TRUST/LEE ROBERT E CO-TRU
95460 TYSON RD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

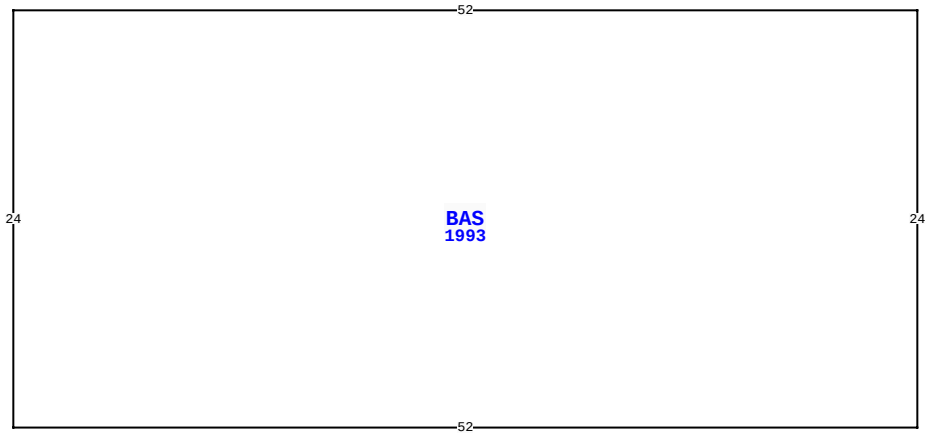
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	31,480
TOTALS	1,248		1,248	31,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	129.3600	84.08	104,932	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



95140 PLUM LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

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	1991	1991	3	72	2,520	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,480
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	76,950
TOTAL MARKET VALUE	110,950
SOH/AGL Deduction	47,223
ASSESSED VALUE	63,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,727
TOTAL JUST VALUE	110,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 1497	REPAIR/RRF	946	01/01/1999
9016	MH MOVE-ON	22,600	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2007/1709	9/23/2015	WD	U	I	11	100
GRANTOR: LEE TYSON R & JOAN T						
GRANTEE: ROBERT E LEE & CARO						
0665/1282	8/27/1992	WD	U	V	10	12,700
GRANTOR: WILLIAMS LOUISE						
GRANTEE: LEE TYSON R & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.14	AC		1.00	1.00	0.90	75,000.00	67,500.00	76,950							

REVIEW DATE 06/08/2017 BY KWX Total Acres: 1.14 Total Land Value: 76,950 Market: 0 Agricultural: 0 Common: 76,950 PRINTED 08/02/2023 BY SYS