

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

31-2N-28-4955-0003-0050

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall26AL SIDING 80
Exterior Wall05AVERAGE 20
Roof Structure03GABLE/HIP 100
Roof Cover01MINIMUM 100
Interior Wall04PLYWOOD 100
Interior Floor14CARPET 80
Interior Floor08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms2 100
Bathrooms1 100

Frame Stories Units02WOOD FRAME 100
1.1.100
0 100
BUD8 Adjustme04DIST 01 100

Quality03Quality Level 03
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4007.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,1641001,16424,014
DCK751511227
USP315501583,260

TOTALS1,5541,33327,501

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. RATE REPL. COST NEW AYBYEBECON FNCTNORM % COND
0820021,333105.800068.7791,6701982198200070.0030.00
1 M/H 93- - 0% - 0 Heated Area: 1164 HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

STANDARD VALUATION BY Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE27,501
TOTAL MARKET OB/XF VALUE570
TOTAL LAND VALUE - MARKET77,625
TOTAL MARKET VALUE105,696
SOH/AGL Deduction45,629
ASSESSED VALUE60,067
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE60,067
TOTAL JUST VALUE105,696
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE72,196

SUMMARY

PERMIT NUMBER DESCRIPTION AMOUNT ISSUED
94-410 ADDITION 1,200 03/01/1994
8163 ADDITION 3,315 06/10/1992
4747 ADDITION 2,040 03/18/1988

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2007/1701 9/23/2015 WD U I 11 100
GRANTOR: LEE ROBERT E & CAROLY
GRANTEE: ROBERT E LEE & CARO
0812/1034 11/06/1997 WD Q I 30,000
GRANTOR: TILMAN THOMAS & PATRI
GRANTEE: LEE ROBERT & CAROLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 USP=[YR=1993] N15 W21 DCK=[YR=1994] W5 S15
E5 N15 \$ S15 E21 \$ W26 S14 E38 S10 E24 N10 E4 N14 \$.

LAND DESCRIPTION TOTAL OB/XF 570

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UT UNIT TYPE DTDPHT 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 OR 0.00 0.00 1.15 AC 1.00 1.00 0.90 75,000.00 67,500.00 77,625

REVIEW DATE 04/27/2020 BY KWA Total Acres: 1.15 Total Land Value: 77,625 Market: 0 Agricultural: 0 Common: 77,625 PRINTED 08/02/2023 BY SYS