LOTS 51,52 & PRIVATE PARK
TRACT IN OR 2630/880
RAINBOW ACRES SUB UNR PLAT

CK SERVICE SOLUTIONS LLC
95100 PARTY LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

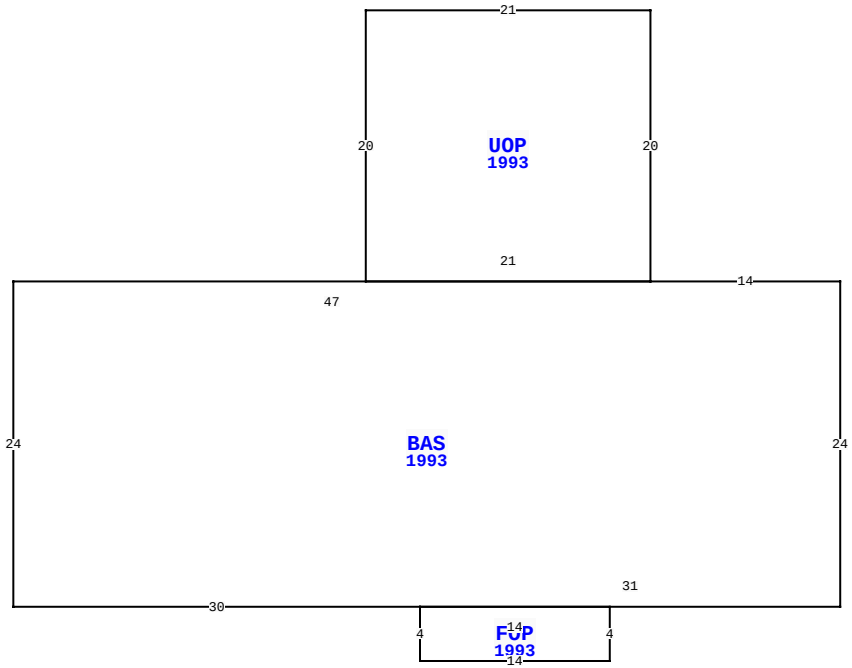
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	32,031
FOP	56	30	17	372
UOP	420	25	105	2,297
TOTALS	1,940		1,586	34,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,586	112.2000	72.93	115,667	1978	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1464 HX Base Yr



95515 ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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	43,904
TOTAL MARKET OB/XF VALUE	7,027
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	350,931
SOH/AGL Deduction	158,625
ASSESSED VALUE	192,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,306
TOTAL JUST VALUE	350,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984658	TEMP POLE	0	04/01/1998
9602542	ADDITION	1,870	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/880	2/17/2023	WD	U	I	11	100
GRANTOR: BISOP DONNA ALTMAN						
GRANTEE: CK SERVICE SOLUTION						
2622/1926	2/17/2023	WD	Q	I	01	375,000
GRANTOR: BISHOP DONNA ALTMAN &						
GRANTEE: CK SERVICE SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N20 W21 S20 E21$ W47 S24 E30
FOP=[YR=1993] S4 E14 N4 W14 $ E31 N24$.

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	0810	CONCRETE A	0	0	28	30	840.00	SF	6.50	6.50	100	1980	1980	3	35	1,911	
2	0812	CONCRETE C	0	0	0	0	2,947.00	SF	2.80	2.80	100	1990	1990	3	62	5,116	

LAND DESCRIPTION

TOTAL OB/XF 7,027

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	120,000							
2	000115	C	SFR ACRES	0			0.00	0.00	3.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	180,000							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 5.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

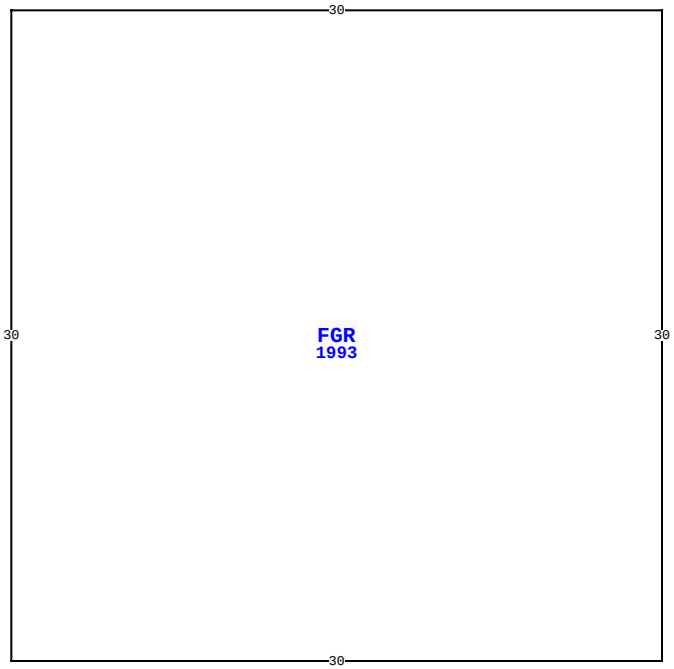
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	900	55	495	9,205
TOTALS	900		495	9,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	495	106.2600	37.19	18,409	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 0 HX Base Yr



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GRANTOR: BISHOP DONNA ALTMAN &						
GRANTEE: CK SERVICE SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W30 S30 E30 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2019 BY KWA Total Acres: 5.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS