

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

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

[illegible]

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

2024

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		12	CEDAR 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		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
BAS	900	100	900	16,430
TOTALS	900		900	16,430

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	104.3280	36.51	32,859	1987	1987	0	0	50.00	50.00
2 GARAGE RES - 0% - 2024											
Heated Area: 900											
HX Base Yr											
30 30 30 30 BAS 1993											
95515 ALLIGATOR CREEK RD, FERNANDINA BEACH											
BLD DATE											
LGL DATE											
05/30/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 2 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				53,799			
TOTAL MARKET OB/XF VALUE				6,685			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				360,484			
SOH/AGL Deduction				0			
ASSESSED VALUE				360,484			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				360,484			
TOTAL JUST VALUE				360,484			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				350,931			