TRACT 10
PT OR 1432/89
R672594 & R672595

ANDERSON BRIAN G & JACQUELINE L
PO BOX 323
VINEBURG, CA 95487-0323

2024

45-2N-28-525B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

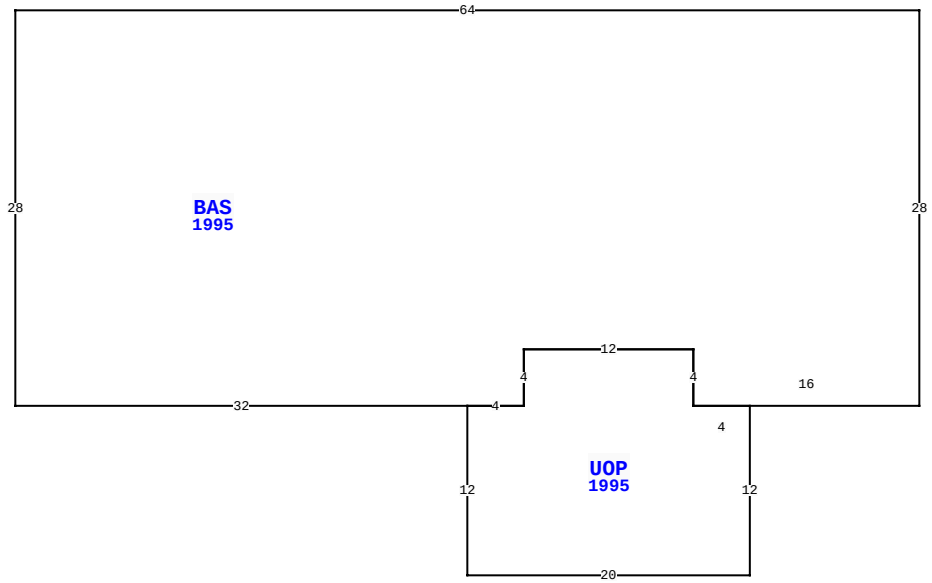
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	45,597
UOP	288	25	72	1,883
TOTALS	2,032		1,816	47,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,816	116.2000	87.15	158,264	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1744 HX Base Yr



94141 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,479
TOTAL MARKET OB/XF VALUE	4,039
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	126,518
SOH/AGL Deduction	34,691
ASSESSED VALUE	91,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,827
TOTAL JUST VALUE	126,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1033	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/0089	7/26/2006	WD	Q	I		123,000
GRANTOR: LOVE ROBERT J						
GRANTEE: ANDERSON BRIAN G &						
1432/0085	7/26/2006	TD	U	I	06	2,000
GRANTOR: SMITH ALEXANDER G TRU						
GRANTEE: LOVE ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S28 E32 UOP=[YR=1995] S12 E20 N12 W4 N4 W12 S4 W4$ E4 N4 E12 S4 E16 N28$.

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	0940	SHEDS/PORT	0	0	14	16	224.00	SF	30.00	30.00	100	1975	1975	3	20	1,344	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 4,039

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/20/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS