

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

**2025**

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,248	100	1993
TOTALS	1,248		

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	103.49	129,156	1991	1991	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1248											
HX Base Yr											
95140 PLUM LOOP, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			38,747
TOTAL MARKET OB/XF VALUE			2,380
TOTAL LAND VALUE - MARKET			102,600
TOTAL MARKET VALUE			143,727
SOH/AGL Deduction			66,617
ASSESSED VALUE			77,110
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			77,110
TOTAL JUST VALUE			143,727
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,302

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						

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	1.14	AC		1.00	1.00	0.90	100,000.00	90,000.00	102,600							