

YOUNG SACHI LANETT
95026 LANIER ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-5070-0010-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 70
12 CEDAR 30
07 GAMBREL 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 60
14 CARPET 40
03 CENTRAL 100
04 AIR DUCTED 100
3 100
3 100
03 MASONRY 100
2. 2. 100
0 100
04 DIST 01 100
00 NONE 100

06 Quality Level 06
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS8641001993864103,685
BAS288100199628834,562
FSP176401993708,400
FUS648100199364877,764
STR271020163360
UOP96201993192,280

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,892136.3670136.37258,012198020000012.0088.00

1 SINGLE FAM - 100% - 2021Heated Area: 1800HX Base Yr 2021

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

238,7063,61187,000329,317121,367207,95050,722157,228329,3170296,940

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2353/02444/09/2020WDQI01230,000

GRANTOR: HULETT GROUP LLC

GRANTEE: YOUNG SACHI LANETT

2348/04233/18/2020WDQI01177,500

GRANTOR: KING KENNETH R & HELE

GRANTEE: HULETT GROUP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S11 BAS=[YR=1996] W18 S16 E18 N16\$ S25 E1 FSP=[YR=1993] S8 E22 N8 W22\$ E23 N36\$ PTR=E15 FUS=[YR=1993] E3 UOP=[YR=1993] N7 E15 S4 STR=[YR=2016] E6 S3 W9 N3 E3\$ W3 S3 W12\$ E15 S36 W18 N36\$ W15\$.

LAND DESCRIPTION

TOTAL OB/XF3,611

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-1142.00180.000.58AC1.001.001.50100,000.00150,000.0087,000

REVIEW DATE03/14/2022BYKWA

Total Acres: 0.58Total Land Value: 87,000Market: 0Agricultural: 0Common: 87,000

PRINTED 07/30/2025 BY SYS

YOUNG SACHI LANETT
95026 LANIER ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-5070-0010-0020

[illegible]