

TRACT 10
PT OR 1432/89
R672594 & R672595

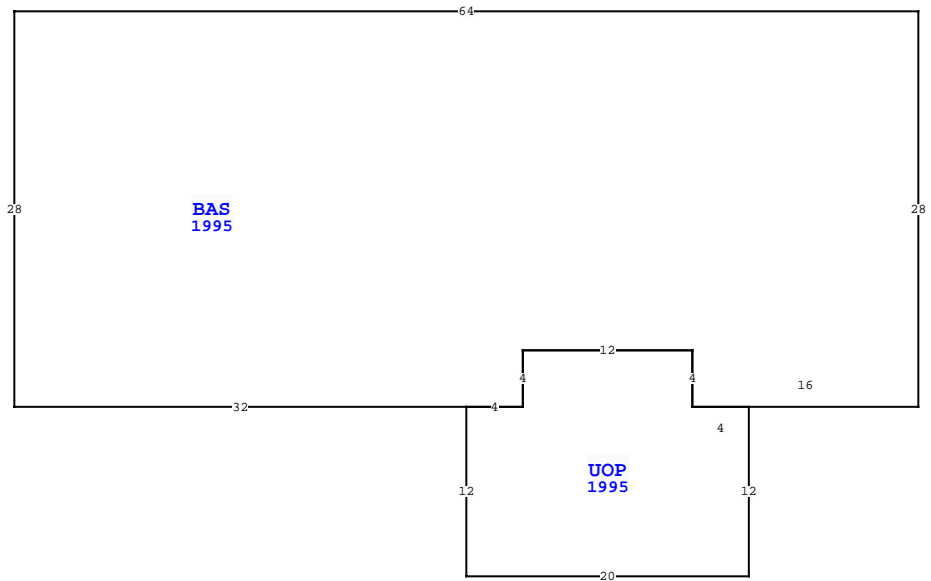
ANDERSON BRIAN G & JACQUELINE L
PO BOX 323
VINEBURG, CA 95487-0323

2025

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

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 Floor	14	CARPET 80	
Interior Floor	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	YEAR
BAS	1,744	100	1995
UOP	288	25	1995
TOTALS	2,032		

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	98.77	179,366	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 0% - 0 Heated Area: 1744 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			53,810
TOTAL MARKET OB/XF VALUE			4,004
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			137,814
SOH/AGL Deduction			36,804
ASSESSED VALUE			101,010
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,010
TOTAL JUST VALUE			137,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,518

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	Q	I		123,000
GRANTOR: LOVE ROBERT J						
GRANTEE: ANDERSON BRIAN G &						
1432/0085	7/26/2006	TD Q	Q	I	06	2,000
GRANTOR: SMITH ALEXANDER G TRU						
GRANTEE: LOVE ROBERT						

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	0940	SHEDS/PORT	0	0	14	16			30.00	100	1975	1975	3	20	1,344	
2	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1995	1995	3	76	2,660	

94141 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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\$.

LAND DESCRIPTION		TOTAL OB/XF															4,004							
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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							