

MEADOWS CARSON W
94010 KYRSTIN BROOK TR
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

26 AL SIDING 90
19 COMMON BRK 10
03 GABLE/HIP 100
12 MODULAR MT 100
04 PLYWOOD 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2 100
02 WOOD FRAME 100
1. 100
0 100
04 DIST 01 100

QUALITY

03 Quality Level 03

DOR CODE

0200 MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,632

100

1993

1,632

45,709

FSP

220

60

1993

132

3,697

UCP

288

20

1993

58

1,625

UCP

288

20

2005

58

1,625

UOP

260

25

1993

65

1,820

USP

150

50

1993

75

2,101

TOTALS

2,838

2,020

56,576

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,435.00SF4.004.00100197519753251,435

20511GARAGE CB-01002622572.00SF40.0040.00100197819783286,406

30351CARPORT MT01002010200.00SF10.0010.0010019781978320400

40940SHEDS/PORTR01002412288.00SF30.0030.00100200520053221,901

51242WD DECK A0010660.00SF10.0010.0010020032003320120

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RM0.000.002.00LT1.001.000.8580,000.0068,000.00136,000

2000100CRES100RM0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE

12/20/2019

BY

KWA

Total Acres:

0.00

Total Land Value:

216,000

Market:

0

Agricultural:

0

Common:

216,000

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MARKET ADJUSTMENTS

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

0820022,020116.700093.36188,5871974197400070.0030.00

Heated Area: 1632

HX Base Yr 1976

Diagram showing building footprint with dimensions and area calculations.

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

82,164

TOTAL MARKET OB/XF VALUE

10,262

TOTAL LAND VALUE - MARKET

216,000

TOTAL MARKET VALUE

308,426

SOH/AGL Deduction

225,818

ASSESSED VALUE

82,608

TOTAL EXEMPTION VALUE

HX HB WR47,673

BASE TAXABLE VALUE

34,935

TOTAL JUST VALUE

308,426

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

285,120

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNSALE PRICE

0332/02983/01/1981WDUI4,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 USP=[YR=1993] N10 W15 UOP=[YR=1993] W26 S10 BAS=[YR=1993] W27 S24 E30 FSP=[YR=1993] S10 E22 N10 W22\$ E38 N24 W41\$ E26 N10\$ S10 E15\$ S24 E12 N24\$ UCP=[YR=2005] E12 S24 W12 N24 \$.

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