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

**2026**

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

## 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 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 |

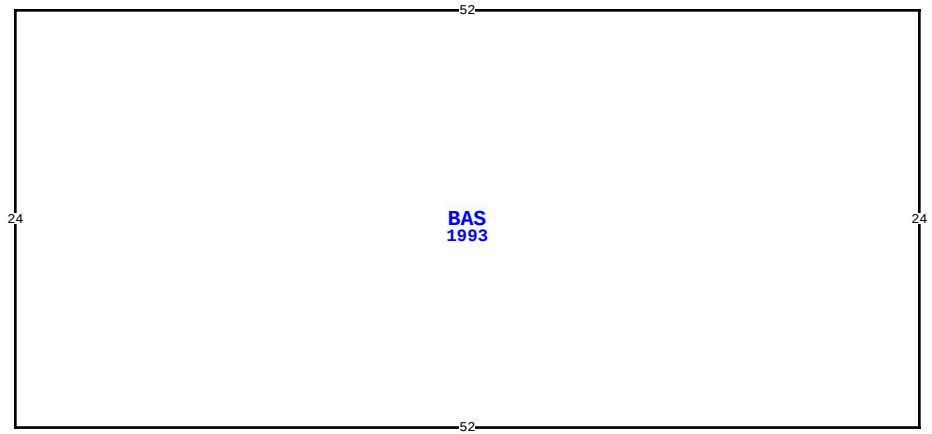
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 1993 | 1,248 | 41,169 |
| TOTALS | 1,248 | | | 1,248 | 41,169 |

## 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 | 109.96 | 137,230 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 0% - 0 Heated Area: 1248 HX Base Yr




95140 PLUM LOOP, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 41,169 |
| TOTAL MARKET OB/XF VALUE | 2,310 |
| TOTAL LAND VALUE - MARKET | 102,600 |
| TOTAL MARKET VALUE | 146,079 |
| SOH/AGL Deduction | 61,258 |
| ASSESSED VALUE | 84,821 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 84,821 |
| TOTAL JUST VALUE | 146,079 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 143,727 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 66 | 2,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,310

| 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 | 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 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.14 Total Land Value: 102,600 Market: 0 Agricultural: 0 Common: 102,600 PRINTED 07/09/2026 BY SYS