

KAUFFMAN JACK & SUSAN
P O BOX 528
NENANNA, AK 99760

2026



BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10003 GABLE/HIP 10003 COMP SHNGL 10004 PLYWOOD 10014 CARPET 8011 CLAY TILE 2003 CENTRAL 10004 AIR DUCTED 1003 1002 10002 WOOD FRAME 1001. 1. 1000 100Quality03 Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4003.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,15210019931,15253,692BAS11210020101125,220USP184501993924,288TOTALS1,4481,35663,199

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA1 M/H 93-0% - 0TCT ADJ PTS119.2000EFF. BASE RATE101.32REPL. COST NEW137,390AYB1987EYB2002ECONFNCT0NORM054.00% COND46.00Heated Area: 1264HX Base YrBAS 1993BAS 2010USP 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE63,199TOTAL MARKET OB/XF VALUE56TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE143,255SOH/AGL Deduction30,591ASSESSED VALUE112,664TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE112,664TOTAL JUST VALUE143,255NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE142,124SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CDPRICE2336/11241/31/2020WDQI0185,000GRANTOR: DAVIS PATRICIA SGRANTEE: KAUFFMAN JACK & SUS1673/04624/19/2010WDQI0254,500GRANTOR: JOHNSTON BOBBY HGRANTEE: DAVIS JOHN F & PATRBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W48 S24 BAS=[YR=2010] S8 E14 USP=[YR=1993] E23 N8 W23 S8 \$ N8 W14 \$ E48 N24 \$.

LAND DESCRIPTION

LNUSE CODECLSBLDUSE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0RM0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

EXTRA FEATURES

94040 DUCK LAKE DR, FERNANDINA BEACHBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/08/2025MLUTOTAL ACRES0.00TOTAL LAND VALUE80,000MARKET0AGRICULTURAL0COMMON80,000PRINTED 07/09/2026 BY SYS