

BLOCK 3 LOT 50 R567957
IN OR 2106/1487
EX R/W IN OR 688/1123

CARTER KIMBERLY D & THOMAS S
940887 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0500



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	08	SHT VINYL 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		03 Quality Level 03			
DOR CODE		0200 MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	20,306
TOTALS	840			840	20,306

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	840	94.8000	80.58	67,687	1989	1989	0	0	70.00	30.00
1 M/H 93- 0% - 0											
Heated Area: 840											
HX Base Yr											
14 60 14 60 BAS 1993											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU