LOT 24 R434094
IN OR 217 PG 430
FIVE POINTS 2 PB 3/35

CREAMER CARL F SR & MURIEL
86129 KYLE FRASIER ROAD
YULEE, FL 32097-6818

2023

00-00-30-024B-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

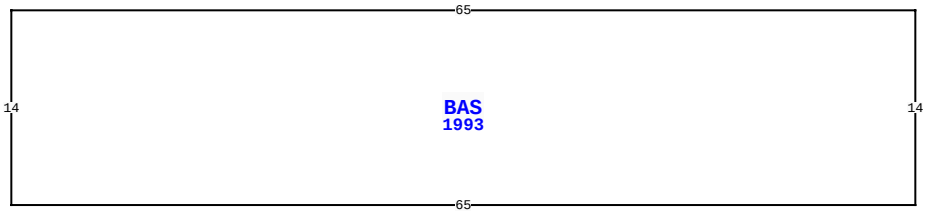
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	15,651
TOTALS	910		910	15,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	88.2000	57.33	52,170	1981	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



1488 E OAK ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	15,651
TOTAL MARKET OB/XF VALUE	621
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	124,272
SOH/AGL Deduction	48,589
ASSESSED VALUE	75,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,683
TOTAL JUST VALUE	124,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0217/0430	1/01/1976	WD	Q	V		4,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14$.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
2	1243	WD DECK F	0	0	7	4	28.00	SF	8.00	8.00	100	1989	1989	3	20	45	

LAND DESCRIPTION

TOTAL OB/XF 621

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	000102	C	SFR/MH	0		RM	90.00	172.00	90.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	108,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS