BLOCK 2 LOT 14
R621700 & R672501
BIG OAK PB 5/357

CREPPEL ANGELA
125 WATERWOOD LN
ST AUGUSTINE, FL 32095

2023

32-2N-28-0150-0002-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

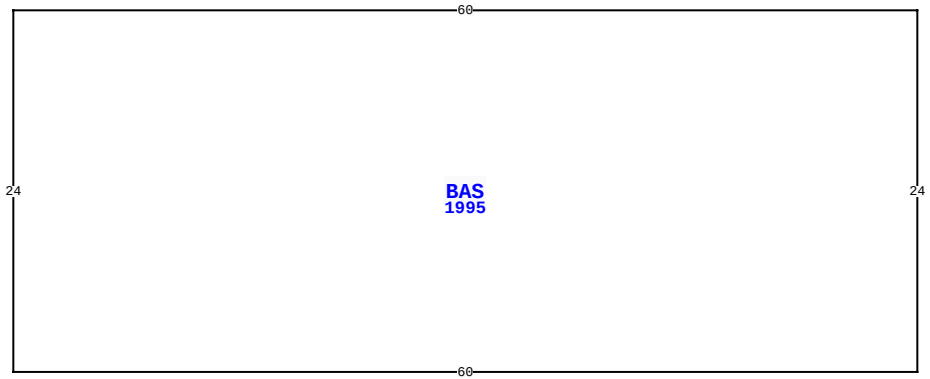
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	65,567
TOTALS	1,440		1,440	65,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	135.5200	94.86	136,598	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1440 HX Base Yr



95135 RAINTREE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,567
TOTAL MARKET OB/XF VALUE	4,696
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	155,263
SOH/AGL Deduction	62,084
ASSESSED VALUE	93,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,179
TOTAL JUST VALUE	155,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210295	GARAGE	13,200	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1885	7/20/2019	QC	U	I	11	100
GRANTOR: WEAKLEY DONALD LLOYD						
GRANTEE: CREPPEL ANGELA						
0700/1577	3/18/1994	WD	Q	V		14,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WEAKLEY DONALD LLOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S24 E60 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	1242	WD DECK A	0	0	12	9	108.00	SF	10.00	10.00	100	1999	1999	3	20	216	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	32	4,480	

LAND DESCRIPTION

TOTAL OB/XF 4,696

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS