

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	60
Exterior Wall	26	AL SIDING	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	70
Interior Wall	05	DRYWALL	30
Interior Floor	14	CARPET	100
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Quality	01	Quality Level	01
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	624	100	624
BAS	744	100	744
TOTALS	1,368		1,368

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,368	51.4800	33.46	45,773	1974	1974	0	0	0	70.00	30.00
1 M/H 93- - 0% - 2023 Heated Area: 1368 HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			13,732
TOTAL MARKET OB/XF VALUE			5,076
TOTAL LAND VALUE - MARKET			125,250
TOTAL MARKET VALUE			144,058
SOH/AGL Deduction			0
ASSESSED VALUE			144,058
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,058
TOTAL JUST VALUE			144,058
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			97,526
PERMIT NUM	DESCRIPTION	AMT	ISSUED
5413	XFOB	150	01/06/1989
5616	NEW CONSTR	150	01/06/1989
5268	XFOB	5,610	10/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1894	7/25/2022	WD	Q	I	01	150,000
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: HAINES NICOLAS & BR						
2378/1789	7/23/2020	MS	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: QUANT STAFFINGS LLC						

EXTRA FEATURES																
L N	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	0681	POLE SHED	0	0	45	12			15.00	100	1976	1976	3	20	1,620	
2	0681	POLE SHED	0	0	24	48			15.00	100	1968	1968	3	20	3,456	
TOTALS													5,076			

BUILDING NOTES			
85581 LONNIE CREWS RD, FERNANDINA BEACH			

BUILDING DIMENSIONS												
BAS=[YR=1993] W48 S13 BAS=[YR=1993] W14 S12 E62 N12 W48\$ E48 N13\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.67	AC		1.00	1.00	1.00	75,000.00	75,000.00	125,250								