

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	
BUD8 Adjustme	04	DIST 01 100	
Quality	02	Quality Level 02	
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	1,436	100	1,436
FOP	70	30	21
UOP	272	25	68
TOTALS	1,778		1,525
			24,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,525	81.7600	53.14	81,038	1979	1979	0	0	70.00	30.00

1 M/H 93- - 0% - 0

Heated Area: 1436 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			24,311
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			113,288
TOTAL MARKET VALUE			137,599
SOH/AGL Deduction			58,366
ASSESSED VALUE			79,233
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,233
TOTAL JUST VALUE			137,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02388	MH MOVE-ON	160	07/01/2002
973946	REMODEL	1,000	05/01/1997
971622	MH MOVE-ON	0	01/01/1997
8963	MH MOVE-ON	2,500	07/07/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/1300	7/21/2010	WD	U	I	11	20,000
GRANTOR: G8 CAPITAL FUND V LLC						
GRANTEE: HAMPTON TIM J						
1636/1760	6/19/2009	QC	U	I	11	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: G8 CAPITAL FUND V L						

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

BUILDING NOTES									
85674 LONNIE CREWS RD, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 UOP=[YR=2019] N8 W34 S8 E34\$ W53 S24 E30									
FOP=[YR=1993] S3E14 N5 W14 S2\$ N2 E14 S2 E17 N24\$.									

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.59	AC		1.00	1.00	0.95	75,000.00	71,250.00	113,288							