IN OR 2261/1551
A/K/A LOT 6 MOBLEY HEIGHTS UNR
EX R/W'S OR 300/695 & 611/1170

MASON MELANIE G
85161 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0090

BUILDING CHARACTERISTICS

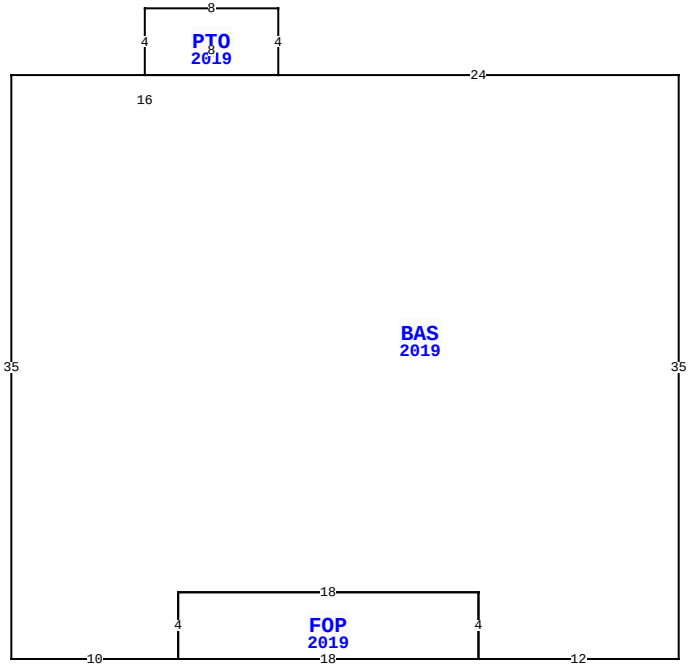
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1,328	202,967
FOP	72	30	22	3,362
PTO	32	5	2	306
TOTALS	1,432		1,352	206,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,352	130.0000	154.38	208,722	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2019 Heated Area: 1328 HX Base Yr 2019



85161 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,635
TOTAL MARKET OB/XF VALUE		11,049
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		315,184
SOH/AGL Deduction		171,142
ASSESSED VALUE		144,042
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		89,042
TOTAL JUST VALUE		315,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904250	NEW CONSTR	0	10/15/2019
19004250	NEW CONSTR	164,479	04/25/2019
B180844	DEMOLITION	0	10/01/2018
002989	MH MOVE-ON	0	02/01/2000
962942	CHNGE SRVC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/1551	3/12/2019	QC	U	I	11	100
GRANTOR: MASON MELANIE GERMAIN						
GRANTEE: MASON CHESTER L & M						
1998/1117	8/21/2015	FJ	U	I	11	0
GRANTOR: SKIPPER WILLIAM EUGEN						
GRANTEE: MASON MELANIE GERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 PTO=[YR=2019] N4 W8 S4 E8$ W16 S35 E10
FOP=[YR=2019] E18 N4 W18 S4$ N4 E18 S4 E12 N35$.

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	0350	CARPORT WD	0	100	39	12	468.00	SF	13.00	13.00	100	2004	2004	3	24	1,460	
2	0812	CONCRETE C	0	100	39	12	2,072.00	SF	4.00	4.00	100	1972	1972	3	24	1,989	
3	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00	10.00	100	2020	2020	3	95	7,600	

LAND DESCRIPTION

TOTAL OB/XF 11,049

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	75,000.00	75,000.00	97,500							

REVIEW DATE 12/02/2020 BY KW Total Acres: 1.30 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS