



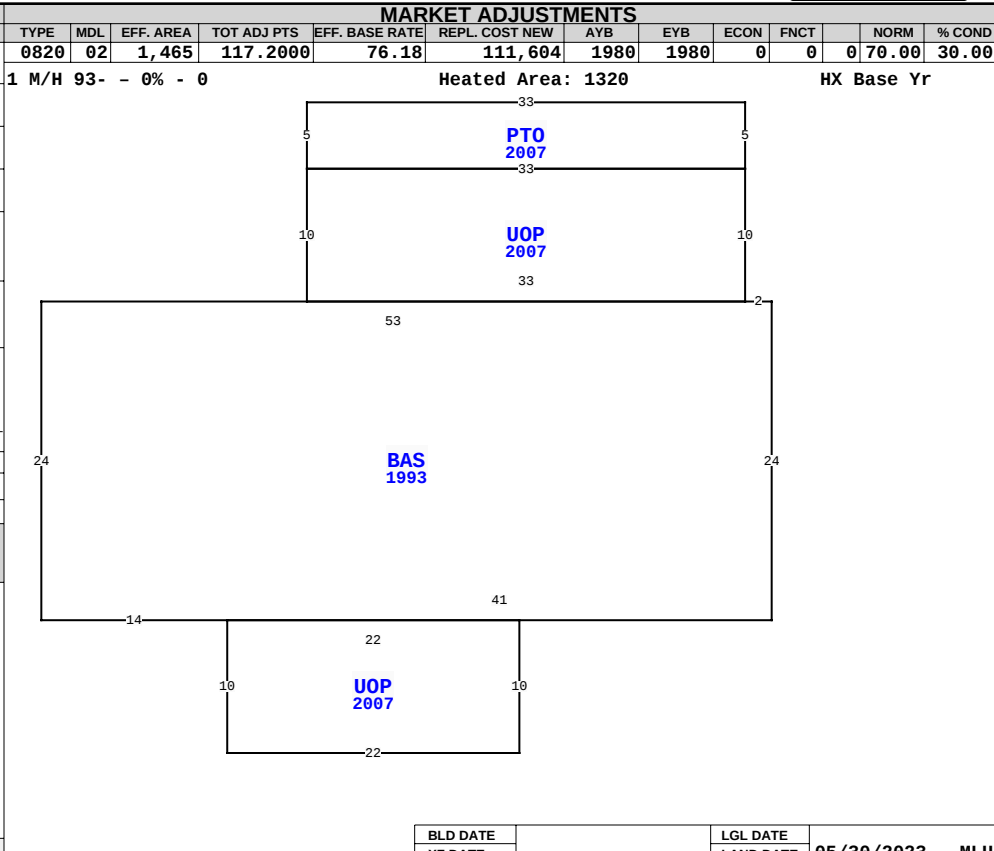
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	30,167
PTO	165	5	8	183
UOP	220	25	55	1,257
UOP	330	25	82	1,874
TOTALS	2,035		1,465	33,481

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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0940	SHEDS/PORT	0	0	8	9	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
5	0940	SHEDS/PORT	0	0	8	6	48.00	SF	15.00	15.00	100	1990	1990	3	20	144	
6	0681	POLE SHED	0	0	9	22	198.00	SF	6.00	6.00	100	1990	1990	3	20	238	
7	0940	SHEDS/PORT	0	0	8	28	224.00	SF	30.00	30.00	100	1990	1990	3	20	1,344	
8	0940	SHEDS/PORT	0	0	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
9	0681	POLE SHED	0	0	14	16	224.00	SF	7.50	7.50	100	1990	1990	3	20	336	

LAND DESCRIPTION			TOTAL OB/XF 5,673														
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
1	000102	C	SFR/MH	0		OR	0.00	0.00	2.10	AC		1.00	1.00	0.80	75,000.00	60,000.00	126,000



85274 CREWS RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/30/2023		MLU	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				33,481	
TOTAL MARKET OB/XF VALUE				5,673	
TOTAL LAND VALUE - MARKET				126,000	
TOTAL MARKET VALUE				165,154	
SOH/AGL Deduction				78,219	
ASSESSED VALUE				86,935	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				86,935	
TOTAL JUST VALUE				165,154	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				109,946	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1602/1127	1/20/2009	FJ U	I	03		100	
GRANTOR: THORNTON DIANA LYNN E							
GRANTEE: ARMENTA APRIL							
0924/1609	3/20/2000	QC U	I	01		9,900	
GRANTOR: THORNTON JAMES R &							
GRANTEE: THORNTON JAMES R &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W2 UOP=[YR=2007] N10 PTO=[YR=2007] N5 W33 S5 E33\$ W33 S10 E33\$ W53 S24 E14 UOP=[YR=2007] S10 E22 N10 W22\$ E41 N24\$.									