

KILLMEYER STEVEN & DEANNE M
85220 CREWS RD
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0460

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION
Exterior Wall 26 AL SIDING 100
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 90
Interior Floor 08 SHT VINYL 10
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
 0 100

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 924 100 924 12,805

TOTALS 924 924 12,805

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND
0820 02 924 106.6000 69.29 64,024 1989 1989 0 0 20 70.00 20.00
1 M/H 93- - 100% - 2023 Heated Area: 924 HX Base Yr 2023

14 66 BAS 1993 66 14

MASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 230,249
TOTAL MARKET OB/XF VALUE 2,378
TOTAL LAND VALUE - MARKET 94,500
TOTAL MARKET VALUE 327,127
SOH/AGL Deduction 0
ASSESSED VALUE 327,127
TOTAL EXEMPTION VALUE HX HB VX DX 60,000
BASE TAXABLE VALUE 267,127
TOTAL JUST VALUE 327,127
NCON VALUE 217,444
INCOME VALUE
PREVIOUS YEAR MKT VALUE 78,416

PERMIT NUM DESCRIPTION AMT ISSUED
22007789 CO ISSUED 0 11/01/2022
22013829 MH MOVE-ON 0 09/12/2022
7648 MH MOVE-ON 18,000 01/19/1989

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2558/0540 4/25/2022 WD U I 37 78,000
GRANTOR: POCKET RESERVES LLC
GRANTEE: KILLMEYER STEVEN N
2558/0534 4/15/2022 WD U I 11 100
GRANTOR: ELEVEN PROPERTIES LLC
GRANTEE: POCKET RESERVES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0006 OR 0.00 0.00 1.26 AC 1.00 1.00 1.00 75,000.00 75,000.00 94,500

REVIEW DATE 11/29/2022 BY DJ Total Acres: 1.26 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/02/2023 BY SYS

PT OF NW1/4 OF SEC 35-2N-28E
IN OR 2558/540
(EX R/W OR 611/1180)

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		08	SHT VINYL 60	
Interior Floor		14	CARPET 40	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			4 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		0	0 100	
Units			0 100	
Quality		04	Quality Level 04	
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	2,280	100	2,280	217,444
TOTALS	2,280		2,280	217,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,280	127.1600	95.37	217,444	2022	2022	0	0	0.00	100.00

2 SFR MODULR - 100% - 2023

Heated Area: 2280

HX Base Yr 2023

30

76

30

BAS
2022

BLD DATE	LGL DATE	05/30/2023	ML
XF DATE	LAND DATE		