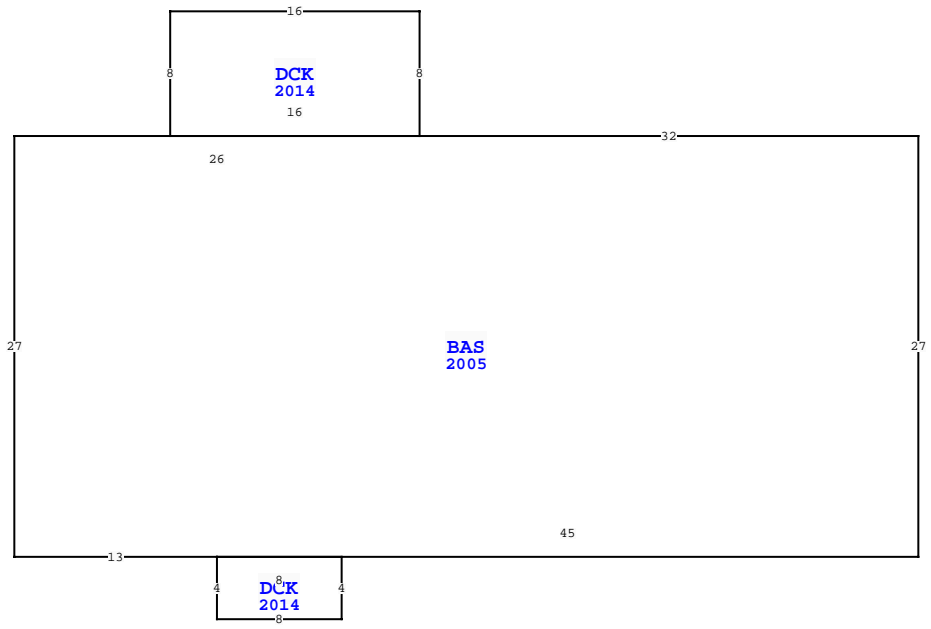


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 70			
Interior Floo	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	04 DIST 01 100			
Quality	05 Quality Level 05			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	98,330
DCK	32	15	5	314
DCK	128	15	19	1,193
TOTALS	1,726		1,590	99,837

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,590	140.1600	98.11	155,995	2005	2008	0	0	36.00	64.00
1 M/H 94+ - 100% - 2018 Heated Area: 1566 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			99,837
TOTAL MARKET OB/XF VALUE			3,150
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			152,987
SOH/AGL Deduction			64,346
ASSESSED VALUE			88,641
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			38,641
TOTAL JUST VALUE			152,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4563	MH MOVE-ON	0	03/01/2005
E14599	ELEC OTHER	0	03/01/2005
M09461	MECH OTHER	0	03/01/2005
P09196	OTHER	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1361	2/21/2017	WD Q	Q	I	01	99,500
GRANTOR: BLACK CREEK CUSTOM HO						
GRANTEE: ZÜRCHER STEVEN K &						
2037/0530	3/21/2016	SW U	U	I	18	44,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BLACK CREEK CUSTOM						

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
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

94048 MERLIN DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/25/2023 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2005] W32 DCK=[YR=2014] N8 W16 S8 E16\$ W26 S27 E13
 DCK=[YR=2014] S4 E8 N4 W8\$ E45 N27\$.

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							