

WILFORD JOSHUA & KATRINA
85336 CREWS ROAD NORTH
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0510

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1002WINDOW 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4005.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,3441001,34431,498UOP28025701,640TOTALS1,6241,41433,139EXTRA FEATURESBLD DATEXF DATEINC DATEL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES11242WD DECK A008864.00SF10.0010.001001991199132012821242WD DECK A00836288.00SF10.0010.0010020032003321605LAND DESCRIPTIONTOTAL OB/XF733L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH0OR0.000.002.00AC1.001.000.8075,000.0060,000.00120,000REVIEW DATE06/25/2020BYKWA

MARKET ADJUSTMENTS

TOTALS1,6241,41433,139EXTRA FEATURESBLD DATEXF DATEINC DATEL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES11242WD DECK A008864.00SF10.0010.001001991199132012821242WD DECK A00836288.00SF10.0010.0010020032003321605LAND DESCRIPTIONTOTAL OB/XF733L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH0OR0.000.002.00AC1.001.000.8075,000.0060,000.00120,000REVIEW DATE06/25/2020BYKWA

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE33,139TOTAL MARKET OB/XF VALUE733TOTAL LAND VALUE - MARKET120,000TOTAL MARKET VALUE153,872SOH/AGL Deduction0ASSESSED VALUE153,872TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE153,872TOTAL JUST VALUE153,872NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE151,534SALES DATAOFF RECORD NumberDATETYPEINSTQUVIIRSN CD SALE PRICE2602/130211/10/2022WDUII3721,000GRANTOR:SPECIALIZED IRA SERVIGRANTEE:WILFORD JOSHUA & KA2110/03443/30/2017QCUII111,000GRANTOR: KINGDOM FIRST PROPERTGRANTEE:SPECIALIZED IRA SERBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W19 UOP=[YR=2007] N10 W28 S10 E28\$ W37 S24 E56 N24\$.PRINTED 08/06/2024 BY SYS