LOT 13
SPRING HILL #4 PB 6/43

CRUMP KEVIN
37146 SMURFIT LN
HILLIARD, FL 32046

2024

45-2N-28-550D-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 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.	1. 100
Units		0 100
Quality	04	Quality Level 04

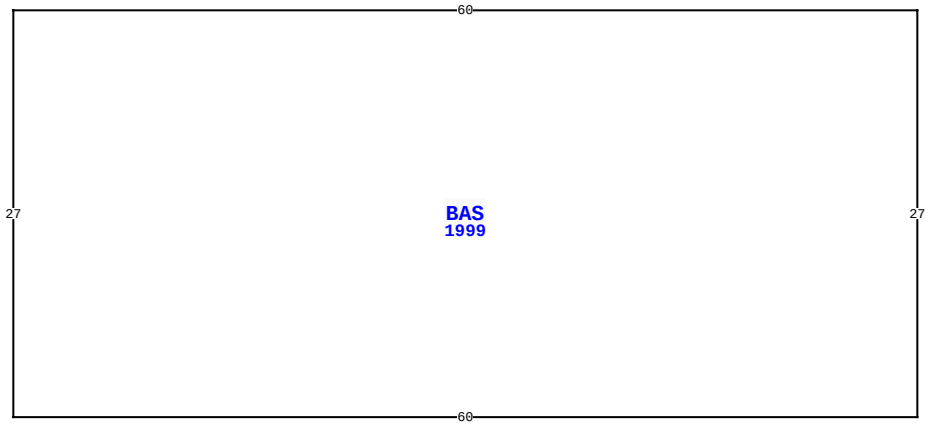
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	68,921
TOTALS	1,620		1,620	68,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	96.69	156,638	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 1620 HX Base Yr



95147 MOBLEY HEIGHTS 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	68,921
TOTAL MARKET OB/XF VALUE	3,385
TOTAL LAND VALUE - MARKET	122,250
TOTAL MARKET VALUE	194,556
SOH/AGL Deduction	0
ASSESSED VALUE	194,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,556
TOTAL JUST VALUE	194,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992759	MH MOVE-ON	0	07/01/1999
971941	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/377	11/16/2023	WD	U	I	37	120,000
GRANTOR: HATCH DAVID J & JAIME						
GRANTEE: CRUMP KEVIN						
0798/0321	7/01/1997	WD	Q	V		23,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: HATCH DAVID J & JAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	1999	1999	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	75,000.00	75,000.00	122,250							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 1.63 Total Land Value: 122,250 Market: 0 Agricultural: 0 Common: 122,250 PRINTED 08/06/2024 BY SYS