

LOTS 8 & 10
R583311 R568167 & R433967
IN OR 2247/791

CREAMER CARL F JR
33292 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0200-0008-0000
[Barcode]

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 01 | FLAT 100 | |
| Roof Cover | 01 | MINIMUM 100 | |
| Interior Wall | 04 | PLYWOOD 100 | |
| Interior Floo | 14 | CARPET 70 | |
| Interior Floo | 08 | SHT VINYL 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 0 | 0 100 | |
| Units | | 0 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 2800 | PARKING/MH LOT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2003.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 720 | 100 | 1993 |
| TOTALS | 720 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0820 | 02 | 720 | 92.8000 | 74.24 | 53,453 | 1974 | 1999 | 0 | 0 | 58.00 | 42.00 |
| 1 M/H 93- - 0% - 0 Heated Area: 720 HX Base Yr | | | | | | | | | | | |
| | | | | | | | | | | | |
| 96013 NICKELSON AVE, FERNANDINA BEACH | | | | | | | | | | | |
| BLD DATE | 03/24/2021 | KK | LGL DATE | | | | | | | | |
| XF DATE | 03/24/2021 | KK | LAND DATE | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | | PAGE 1 of 4 | 8 |
|----------------------------|-------------------|-----|------------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 8 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 78,676 | |
| TOTAL MARKET OB/XF VALUE | | | | 29,563 | |
| TOTAL LAND VALUE - MARKET | | | | 200,000 | |
| TOTAL MARKET VALUE | | | | 308,239 | |
| SOH/AGL Deduction | | | | 50,343 | |
| ASSESSED VALUE | | | | 257,896 | |
| TOTAL EXEMPTION VALUE | | | | 0 | |
| BASE TAXABLE VALUE | | | | 257,896 | |
| TOTAL JUST VALUE | | | | 308,239 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 300,864 | |
| NICKELSON MOBILE HOME PARK | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| CO240006546 | MOBILE HOME REPLA | 0 | 06/03/2024 | | |
| MH230011294 | SWMH 14*66 1985 2 | 0 | 09/06/2023 | | |
| B1804493 | MH MOVE-ON | 0 | 05/03/2018 | | |
| MHA01-89 | MH MOVE-ON | 0 | 10/02/2001 | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2247/0791 | 12/31/2018 | QC | U | I | 11 | 100 |
| GRANTOR: CREAMER MURIEL N & CA | | | | | | |
| GRANTEE: CREAMER CARL F JR | | | | | | |
| 1795/1677 | 10/18/2011 | QC | U | I | 11 | 38,600 |
| GRANTOR: CREAMER MURIEL N | | | | | | |
| GRANTEE: CREAMER MURIEL N & | | | | | | |

| 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 | 0801 | ASPHALT A | 0 | 0 | 220 | 12 | | 3.00 | 100 | 1960 | 1960 | 3 | 50 | 3,960 | |
| 2 | 1243 | WD DECK F | 0 | 0 | 4 | 8 | | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 84 | |
| 3 | 1243 | WD DECK F | 0 | 0 | 5 | 4 | | 4.00 | 100 | 2005 | 2005 | 3 | 22 | 18 | |
| 4 | 0751 | UOP | 0 | 0 | 8 | 12 | | 10.00 | 100 | 1974 | 1974 | 3 | 20 | 192 | |
| 5 | 1243 | WD DECK F | 0 | 0 | 6 | 12 | | 8.00 | 100 | 1980 | 1980 | 3 | 20 | 115 | |
| 6 | 0751 | UOP | 0 | 0 | 4 | 8 | | 10.00 | 100 | 2005 | 2005 | 3 | 36 | 115 | |
| 7 | 1243 | WD DECK F | 0 | 0 | 4 | 4 | | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 28 | |
| 8 | 1243 | WD DECK F | 0 | 0 | 5 | 8 | | 8.00 | 100 | 1999 | 1999 | 3 | 20 | 64 | |
| 9 | 1243 | WD DECK F | 0 | 0 | 8 | 10 | | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 141 | |
| 10 | 1243 | WD DECK F | 0 | 0 | 3 | 4 | | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 21 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|------------------------------------|--|
| BAS=[YR=1993] W60 S12 E60 N12 \$. | |

| 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 | 002800 | C | PARKING LOT | 0 | 0006 | RSF | 2200.00 | 215.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 200,000 | | | | | | | |

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2025

00-00-30-0200-0008-0000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|------------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 01 | FLAT 100 | |
| Roof Cover | 01 | MINIMUM 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 | | 2 100 | |
| Bathrooms | | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 2800 PARKING/MH LOT | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2003.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 672 | 100 | 1993 |
| TOTALS | 672 | | 672 |
| | | | 21,044 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0820 | 02 | 672 | 93.2000 | 74.56 | 50,104 | 1972 | 1999 | | 0 | 0 | 58.00 | 42.00 | |
| 2 M/H 93- - 0% - 0 | | | | | | | | | | | | | |
| Heated Area: 672 | | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> -56- -56- 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div> | | | | | | | | | | | | | |
| 96013 NICKELSON AVE, FERNANDINA BEACH | | | | | | | | | | | | | |
| BLD DATE | 03/24/2021 | | | KK | LGL DATE | | | | | | | | |
| XF DATE | 03/24/2021 | | | KK | LAND DATE | | | | | | | | |
| INC DATE | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 2 of 4 | 8 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 78,676 |
| TOTAL MARKET OB/XF VALUE | | | 29,563 |
| TOTAL LAND VALUE - MARKET | | | 200,000 |
| TOTAL MARKET VALUE | | | 308,239 |
| SOH/AGL Deduction | | | 50,343 |
| ASSESSED VALUE | | | 257,896 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 257,896 |
| TOTAL JUST VALUE | | | 308,239 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 300,864 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2247/0791 | 12/31/2018 | QC | U | I | 11 | 100 |
| GRANTOR: CREAMER MURIEL N & CA | | | | | | |
| GRANTEE: CREAMER CARL F JR | | | | | | |
| 1795/1677 | 10/18/2011 | QC | U | I | 11 | 38,600 |
| GRANTOR: CREAMER MURIEL N | | | | | | |
| GRANTEE: CREAMER MURIEL N & | | | | | | |

| BUILDING NOTES | |
|----------------|--|
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| | |

| BUILDING DIMENSIONS | |
|------------------------------------|--|
| BAS=[YR=1993] W56 S12 E56 N12 \$. | |

| 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 | | | |
| 11 | 1243 | WD DECK F | 0 | 0 | 7 | 4 | | | 28.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 49 | |
| 12 | 1243 | WD DECK F | 0 | 0 | 10 | 6 | | | 60.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 22 | 106 | |
| 13 | 1242 | WD DECK A | 0 | 0 | 4 | 6 | | | 24.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 55 | 132 | |
| 14 | 2810 | MH SPACE | 0 | 0 | 0 | 0 | | | 10.00 | SF | 2,400.00 | 2,400.00 | 100 | 0 | 0 | 3 | 100 | 24,000 | |
| 15 | 0751 | UOP | 0 | 0 | 8 | 8 | | | 64.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 84 | 538 | |
| TOTALS | | | | | | | | | | | | | | 24,825 | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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