

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 100				0800	02		902	113.4000	96.39	86,944	2003		0	0	0	50.00	50.00													
Roof Structur	03	GABLE/HIP 100				5 M/H 94+ - 0% - 2024													Heated Area: 902							HX Base Yr						
Roof Cover	03	COMP SHNGL 100				BAS 2013																										
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	07	CORK/VTILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		1 100																														
Bathrooms		1 100																														
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		02																								
NEIGHBORHOOD/LOC		2016.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	902	100	2013	902	43,472																											
TOTALS		902				902		43,472																								
EXTRA FEATURES						1553 CLINCH DR, FERNANDINA BEACH										BLD DATE		10/28/2013		KK		LGL DATE				05/06/2025		MLU				
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	0351	CARPORT MT	0	0	21	12	252.00	SF	10.00	10.00	100	1992	1992	3	20	504																
2	0810	CONCRETE A	0	0	14	8	112.00	SF	6.50	6.50	100	1980	1980	3	30	218																
3	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1980	1980	3	30	312																
4	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000																
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	33.00	33.00	100	2005	2005	3	22	1,045																
6	0752	USP	0	0	10	13	130.00	SF	15.00	15.00	100	2004	2004	3	32	624																
7	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2010	2010	3	40	566																
LAND DESCRIPTION						TOTAL OB/XF										15,269																
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	000200	C	MBL HM SUB	0	0006	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	65,000															
2	000200	C	MBL HM SUB	0	0006	RSF-2	150.00	100.00	150.00	FF		1.00	1.00	0.70	500.00	350.00	52,500															
3	000100	C	RES	0	0006	RSF-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000															
REVIEW DATE		02/15/2024		BY	TW		Total Acres: 0.00		Total Land Value: 247,500		Market: 0		Agricultural: 0		Common: 247,500		PRINTED 07/30/2025 BY SYS															

TESTAMENTARY TRUST UNDER THE LAST WILL & TESTAMENT
2127 BLUE HERON CT
FERNANDINA BEACH, FL 32034

00-00-31-1800-0207-0032

[illegible]