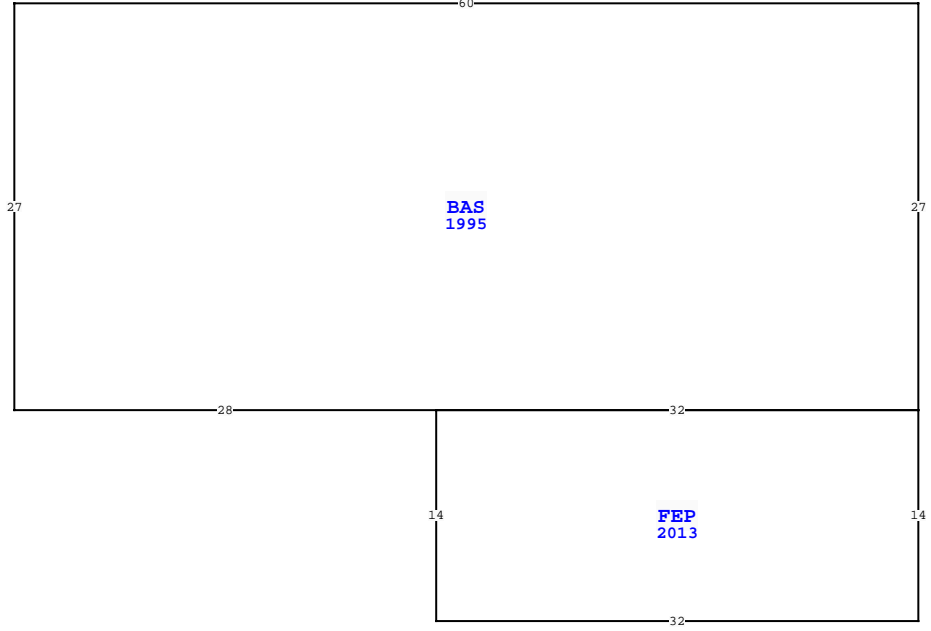


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	1995
FEP	448	85	2013
TOTALS	2,068		
TOTALS		2,001	62,864

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,001	123.2000	104.72	209,545	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 100% - 1996 Heated Area: 2001 HX Base Yr 1996											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			62,864
TOTAL MARKET OB/XF VALUE			2,727
TOTAL LAND VALUE - MARKET			186,000
TOTAL MARKET VALUE			251,591
SOH/AGL Deduction			152,903
ASSESSED VALUE			98,688
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			47,966
TOTAL JUST VALUE			251,591
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16090	ELEC OTHER	250	11/01/2005
95-968	MH MOVE-ON	0	06/01/1995
9040	MH MOVE-ON	28,000	09/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0616	3/31/2004	QC	Q	I	01	32,800
GRANTOR: TURNER DAVID W JR &						
GRANTEE: TURNER DAVID W JR &						
0799/1323	7/14/1997	QC	Q	I	06	35,600
GRANTOR: TURNER DONNA R						
GRANTEE: TURNER DAVID W JR						

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
1	0200	BARN WD 0-	0	100	0	0	780.00	SF	12.00	12.00	100	1986	1986	3	20	1,872	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	1987	1987	3	20	499	
3	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	1994	1994	3	20	100	

85031 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W60 S27 E28 FEP=[YR=2013] S14 E32 N14 W32\$ E32 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	000100	C	RES	100		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	100,000.00	100,000.00	186,000							