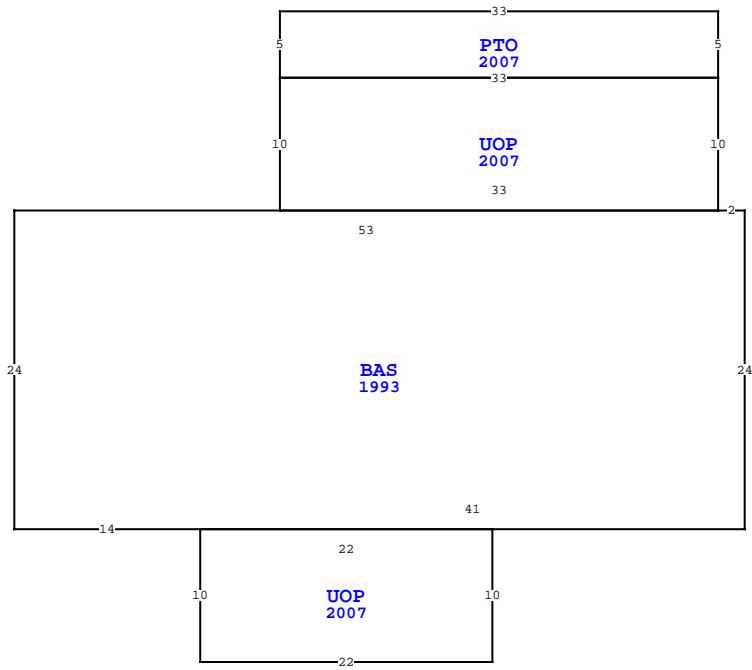


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,320	100	1993
PTO	165	5	2007
UOP	220	25	2007
UOP	330	25	2007
TOTALS	2,035		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,465	117.2000	93.76	137,358	1980	1980	0	0	70.00	30.00														
1 M/H 93- - 0% - 0																									
Heated Area: 1320																									
HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/09/2025	MLU																					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			41,207
TOTAL MARKET OB/XF VALUE			5,498
TOTAL LAND VALUE - MARKET			168,000
TOTAL MARKET VALUE			214,705
SOH/AGL Deduction			109,513
ASSESSED VALUE			105,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,192
TOTAL JUST VALUE			214,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1602/1127	1/20/2009	FJ	Q	I	03	100
GRANTOR: THORNTON DIANA LYNN E						
GRANTEE: ARMENTA APRIL						
0924/1609	3/20/2000	QC	Q	I	01	9,900
GRANTOR: THORNTON JAMES R &						
GRANTEE: THORNTON JAMES R &						

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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0940	SHEDS/PORT	0	0	8	9	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
4	0940	SHEDS/PORT	0	0	8	6	48.00	SF	15.00	15.00	100	1990	1990	3	20	144	
5	0681	POLE SHED	0	0	9	22	198.00	SF	6.00	6.00	100	1990	1990	3	20	238	
6	0940	SHEDS/PORT	0	0	8	28	224.00	SF	30.00	30.00	100	1990	1990	3	20	1,344	
7	0940	SHEDS/PORT	0	0	10	16	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
8	0681	POLE SHED	0	0	14	16	224.00	SF	7.50	7.50	100	1990	1990	3	20	336	

TOTAL OB/XF													
85274 CREWS RD, FERNANDINA BEACH													
5,498													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W2 UOP=[YR=2007] N10 PTO=[YR=2007] N5 W33 S5 E33\$ W33 S10 E33\$ W53 S24 E14 UOP=[YR=2007] S10 E22 N10 W22\$ E41 N24\$.													

LAND DESCRIPTION																								
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	0		OR	0.00	0.00	2.10	AC		1.00	1.00	0.80	100,000.00	80,000.00	168,000							