

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMNT 90				
Interior Floo	08 SHT VINYL 10				
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				
Occupancy	00 NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2019	1,352	123,158
TOTALS	1,352			1,352	123,158

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	01	1,352	115.2320	97.95	132,428	2019	2019	0	0	0	7.00	93.00												
2 M/H 94+ - 100% - 2021			Heated Area: 1352			HX Base Yr 2021																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2019 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td>05/09/2025</td> <td>MLU</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		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			123,158
TOTAL MARKET OB/XF VALUE			9,360
TOTAL LAND VALUE - MARKET			122,000
TOTAL MARKET VALUE			254,518
SOH/AGL Deduction			89,266
ASSESSED VALUE			165,252
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			114,530
TOTAL JUST VALUE			254,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907982	CO ISSUED	0	09/27/2019
MH197982	MH MOVE-ON	0	07/28/2019
B23927	DEMOLITION	1,500	09/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1491	6/27/2019	WD	U	I	32	75,000
GRANTOR: GIRGIS ROGER M						
GRANTEE: HOVAN PATRICK						
2181/0107	3/02/2018	WD	Q	I	01	26,300
GRANTOR: TESTON RACHEL						
GRANTEE: GIRGIS ROGER M						

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	0510	GARAGE WD-	0	100	24	20		480.00	SF	1980	1980	3	20	3,360	
2	0937	WELL	0	100	0	0		1.00	UT	6,000.00	6,000.00	100	0	6,000	

TOTAL OB/XF													9,360
85310 CREWS RD, FERNANDINA BEACH													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W52 S26 E52 N26\$.												

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	1.20	AC		1.00	1.00	1.00	100,000.00	100,000.00	120,000								
2	009530	C	POND	100					0.80	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,000								