

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2022
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	M/H	94+	- 100%	- 2023							
Heated Area: 2280						HX Base Yr 2023					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2022 </div>											
TOTALS											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			241,516
TOTAL MARKET OB/XF VALUE			2,186
TOTAL LAND VALUE - MARKET			126,000
TOTAL MARKET VALUE			369,702
SOH/AGL Deduction			48,600
ASSESSED VALUE			321,102
TOTAL EXEMPTION VALUE	HX HB VX DX		60,722
BASE TAXABLE VALUE			260,380
TOTAL JUST VALUE			369,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007789	CO ISSUED	0	11/01/2022
22013829	MH MOVE-ON	0	09/12/2022
7648	MH MOVE-ON	18,000	01/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/0540	4/25/2022	WD U		I	37	78,000
GRANTOR: POCKET RESERVES LLC						
GRANTEE: KILLMEYER STEVEN N						
2558/0534	4/15/2022	WD U		I	11	100
GRANTOR: ELEVEN PROPERTIES LLC						
GRANTEE: POCKET RESERVES LLC						

EXTRA FEATURES		85220 CREWS RD, FERNANDINA BEACH														
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	0350	CARPOT WD	0	100	27	12			13.00	100	2000	2000	3	20	842	
2	0752	USP	0	100	16	10			15.00	100	2010	2010	3	56	1,344	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W76 S30 E76 N30\$.	

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	0006	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	100,000.00	100,000.00	126,000							