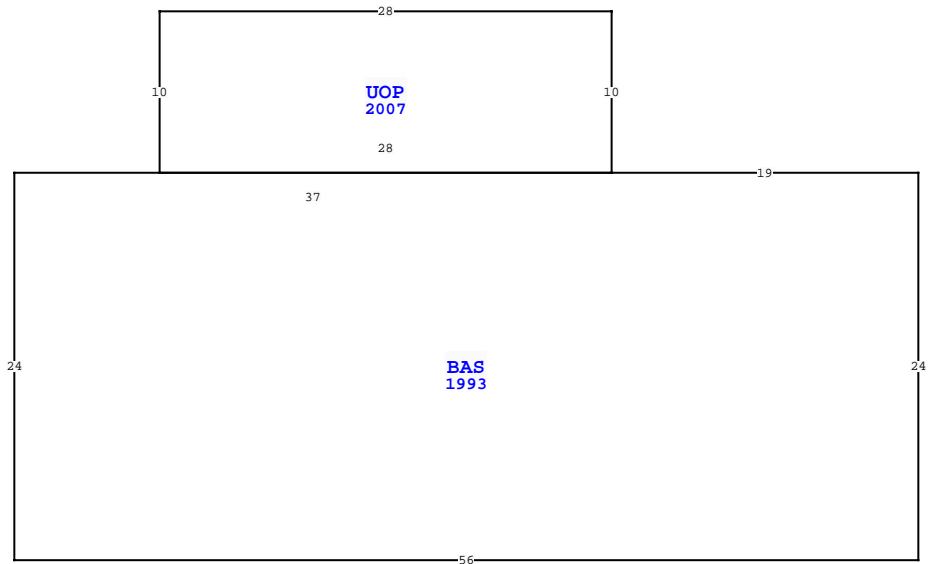


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,344	100
UOP	280	25
TOTALS	1,624	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 0%	- 2023							
Heated Area: 1344					HX Base Yr						
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,344	100	1993	1,344	35,998						
UOP	280	25	2007	70	1,875						
TOTALS	1,624			1,414	37,873						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			37,873
TOTAL MARKET OB/XF VALUE			704
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			238,577
SOH/AGL Deduction			69,318
ASSESSED VALUE			169,259
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,259
TOTAL JUST VALUE			238,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1302	11/10/2022	WD	U	I	37	21,000
GRANTOR: SPECIALIZED IRA SERVI						
GRANTEE: WILFORD JOSHUA & KA						
2110/0344	3/30/2017	QC	U	I	11	1,000
GRANTOR: KINGDOM FIRST PROPERT						
GRANTEE: SPECIALIZED IRA SER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	8 8	64.00	SF	10.00	10.00	100	1991
2	1242	WD DECK A	0	0	8 36	288.00	SF	10.00	10.00	100	2003

TOTAL OB/XF																																																														
85336 CREWS RD, FERNANDINA BEACH																																																														
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																									
			05/09/2025			MLU																																																								
<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1242</td> <td>WD DECK A</td> <td>0</td> <td>0</td> <td>8 8</td> <td>64.00</td> <td>SF</td> <td>10.00</td> <td>10.00</td> <td>100</td> <td>1991</td> <td>1991</td> <td>3</td> <td>20</td> <td>128</td> <td></td> </tr> <tr> <td>2</td> <td>1242</td> <td>WD DECK A</td> <td>0</td> <td>0</td> <td>8 36</td> <td>288.00</td> <td>SF</td> <td>10.00</td> <td>10.00</td> <td>100</td> <td>2003</td> <td>2003</td> <td>3</td> <td>20</td> <td>576</td> <td></td> </tr> </tbody> </table>												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	1242	WD DECK A	0	0	8 8	64.00	SF	10.00	10.00	100	1991	1991	3	20	128		2	1242	WD DECK A	0	0	8 36	288.00	SF	10.00	10.00	100	2003	2003	3	20	576	
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																																														
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2	1242	WD DECK A	0	0	8 36	288.00	SF	10.00	10.00	100	2003	2003	3	20	576																																															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 UOP=[YR=2007] N10 W28 S10 E28\$ W37 S24 E56 N24\$.											

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							