



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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	2,432	100	1998
TOTALS	2,432		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1999							
Heated Area: 2432					HX Base Yr 1999						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 32 32 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1998 </div> </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			117,858
TOTAL MARKET OB/XF VALUE			6,019
TOTAL LAND VALUE - MARKET			219,600
TOTAL MARKET VALUE			343,477
SOH/AGL Deduction			229,414
ASSESSED VALUE			114,063
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			58,341
TOTAL JUST VALUE			343,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805206	GARAGE	7,800	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/0739	7/16/1998	WD Q	Q	V		23,000
GRANTOR: CRISP THOMAS M & PAUL						
GRANTEE: JONES STEVEN & CYNT						
0778/1343	12/06/1996	WD Q	Q	V	01	100
GRANTOR: CRISP PAULA MARCELE D						
GRANTEE: CRISP THOMAS M						

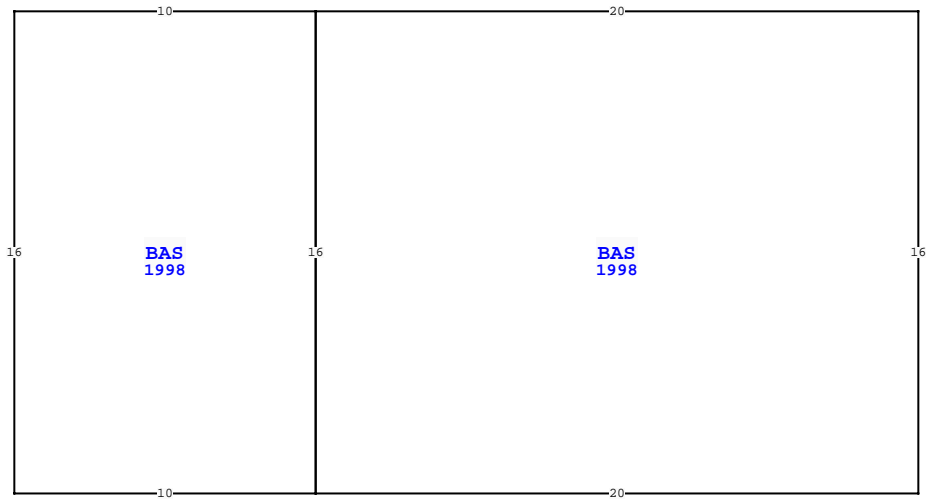
EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
2	1242	WD DECK A	0 100	12	20	240.00	SF	10.00	10.00	100	2005
3	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2005
4	0752	USP	0 100	20	16	320.00	SF	15.00	15.00	100	2005
5	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	2012
TOTALS 2,432 2,432 112,057											

BUILDING NOTES	
95551 DOUGLAS RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1998] W76 S32 E76 N32\$.	

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	2.44	AC		1.00	1.00	0.90	100,000.00	90,000.00	219,600							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	160	100	1998
BAS	320	100	1998
TOTALS	480		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 1999			Heated Area: 480			HX Base Yr 1999					
											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	160	100	1998	160	1,934						
BAS	320	100	1998	320	3,867						
TOTALS	480			480	5,801						

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
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TOTAL LAND VALUE - MARKET		219,600			
TOTAL MARKET VALUE		343,477			
SOH/AGL Deduction		229,414			
ASSESSED VALUE		114,063			
TOTAL EXEMPTION VALUE		55,722		HX HB WX	
BASE TAXABLE VALUE		58,341			
TOTAL JUST VALUE		343,477			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		280,699			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0739	7/16/1998	WD	Q	V		23,000
GRANTOR: CRISP THOMAS M & PAUL						
GRANTEE: JONES STEVEN & CYNT						
0778/1343	12/06/1996	WD	Q	V	01	100
GRANTOR: CRISP PAULA MARCELE D						
GRANTEE: CRISP THOMAS 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
95551 DOUGLAS RD, FERNANDINA BEACH																
												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/09/2025	MLU
												INC DATE		AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1998] W20 BAS=[YR=1998] W10 S16 E10 N16\$ S16 E20 N16\$.			

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