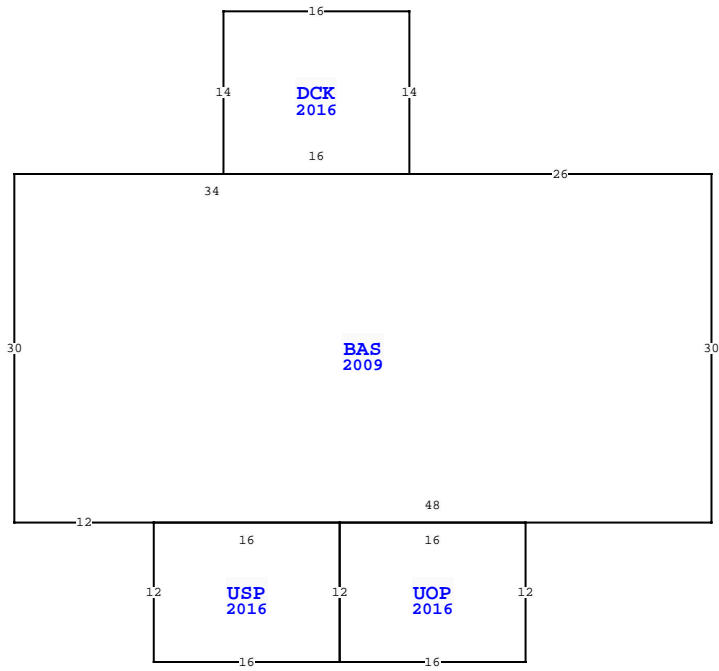




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	2009
DCK	224	10	2016
UOP	192	20	2016
USP	192	30	2016
TOTALS	2,408		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	MODULR	- 100%	- 2010	Heated Area: 1800					HX	Base Yr 2010



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			176,269
TOTAL MARKET OB/XF VALUE			3,220
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			329,489
SOH/AGL Deduction			189,599
ASSESSED VALUE			139,890
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			84,168
TOTAL JUST VALUE			329,489
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22154	CO ISSUED	0	03/17/2009
P13647	OTHER	0	01/01/2009
B22154	MH MOVE-ON	0	12/01/2008
E21492	ELEC OTHER	0	12/01/2008
M14295	MECH OTHER	0	12/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0500	10/06/2008	WD	Q	V		90,000
GRANTOR: GREGORY JAMES C & AUD						
GRANTEE: WISEMAN JAMES T JR						
1588/0497	10/06/2008	QC	U	V	07	100
GRANTOR: GREGORY JASON D & IRI						
GRANTEE: GREGORY JAMES C & A						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	

BLD DATE 08/17/2009 RK LGL DATE 05/09/2025 MLU  
 XF DATE  
 INC DATE

85002 CREWS RD, FERNANDINA BEACH

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] W26 DCK=[YR=2016] N14 W16 S14 E16\$ W34 S30 E12 USP=[YR=2016] S12 E16 UOP=[YR=2016] E16 N12 W16 S12\$ N12 W16\$ E48 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	0003	RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							