LOTS 8 & 10
R583311 R568167 & R433967
IN OR 2247/791

CREAMER CARL F JR
33292 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

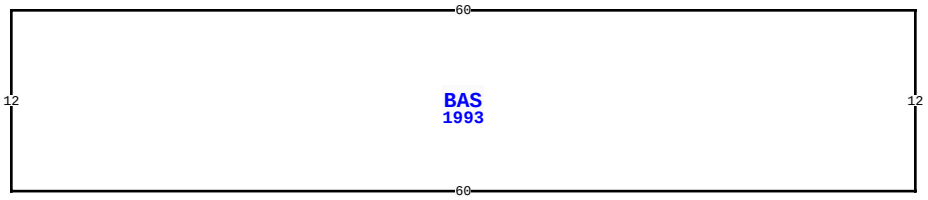
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	22,718
TOTALS	720			720	22,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	92.8000	78.88	56,794	1974	1999	0	0	0	60.00	40.00

1 M/H 93- 0% - 0 Heated Area: 720 HX Base Yr



96013 NICKELSON AVE, FERNANDINA BEACH

BLD DATE	03/24/2021	KK	LGL DATE	
XF DATE	03/24/2021	KK	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	80,709
TOTAL MARKET OB/XF VALUE	29,498
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	360,207
SOH/AGL Deduction	76,521
ASSESSED VALUE	283,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,686
TOTAL JUST VALUE	360,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,239

NICKELSON MOBILE HOME PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006546	MOBILE HOME REPLA	0	06/03/2024
MH230011294	SWMH 14*66 1985 2	0	09/06/2023
B1804493	MH MOVE-ON	0	05/03/2018
MHA01-89	MH MOVE-ON	0	10/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0791	12/31/2018	QC	U	I	11	100
GRANTOR: CREAMER MURIEL N & CA						
GRANTEE: CREAMER CARL F JR						
1795/1677	10/18/2011	QC	U	I	11	38,600
GRANTOR: CREAMER MURIEL N						
GRANTEE: CREAMER MURIEL N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12 $.

EXTRA FEATURES

LN	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	0801	ASPHALT A	0	0	220	12	2,640.00	SF	3.00	3.00	100	1960	1960	3	50	3,960	
2	1243	WD DECK F	0	0	4	8	48.00	SF	8.00	8.00	100	2005	2005	3	21	81	
3	1243	WD DECK F	0	0	5	4	20.00	SF	4.00	4.00	100	2005	2005	3	21	17	
4	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1974	1974	3	20	192	
5	1243	WD DECK F	0	0	6	12	72.00	SF	8.00	8.00	100	1980	1980	3	20	115	
6	0751	UOP	0	0	4	8	32.00	SF	10.00	10.00	100	2005	2005	3	32	102	
7	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	100	2005	2005	3	21	27	
8	1243	WD DECK F	0	0	5	8	40.00	SF	8.00	8.00	100	1999	1999	3	20	64	
9	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	2005	2005	3	21	134	
10	1243	WD DECK F	0	0	3	4	12.00	SF	8.00	8.00	100	2005	2005	3	21	20	

TOTAL OB/XF 4,712

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002800	C	PARKNG LOT	0	0006	RSF-	200.00	215.00	2.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	250,000							

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

LOTS 8 & 10
R583311 R568167 & R433967
IN OR 2247/791

CREAMER CARL F JR
33292 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

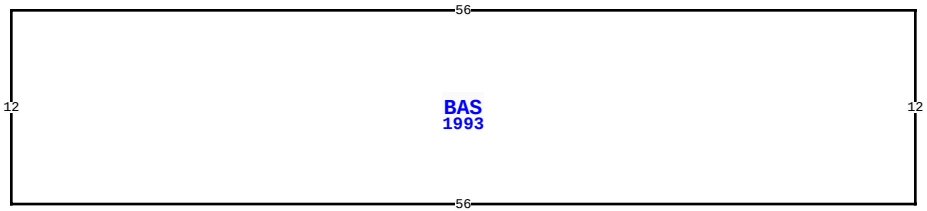
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	21,294
TOTALS	672			672	21,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	93.2000	79.22	53,236	1972	1999	0	0	0	60.00	40.00

2 M/H 93- 0% - 0 Heated Area: 672 HX Base Yr



96013 NICKELSON AVE, FERNANDINA BEACH

BLD DATE	03/24/2021	KK	LGL DATE	
XF DATE	03/24/2021	KK	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	80,709
TOTAL MARKET OB/XF VALUE	29,498
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	360,207
SOH/AGL Deduction	76,521
ASSESSED VALUE	283,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,686
TOTAL JUST VALUE	360,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2247/0791	12/31/2018	QC	U	I	11	100
GRANTOR: CREAMER MURIEL N & CA						
GRANTEE: CREAMER CARL F JR						
1795/1677	10/18/2011	QC	U	I	11	38,600
GRANTOR: CREAMER MURIEL N						
GRANTEE: CREAMER MURIEL N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

EXTRA FEATURES

LN	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
11	1243	WD DECK F	0	0	7	4	28.00	SF	8.00	8.00	100	2005	2005	3	21	47	
12	1243	WD DECK F	0	0	10	6	60.00	SF	8.00	8.00	100	2005	2005	3	21	101	
13	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2013	2013	3	50	120	
14	2810	MH SPACE	0	0	0	0	10.00	SF	2,400.00	2,400.00	100	0	0	3	100	24,000	
15	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2018	2018	3	81	518	

LAND DESCRIPTION

TOTAL OB/XF 24,786

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

LOTS 8 & 10
R583311 R568167 & R433967
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CREAMER CARL F JR
33292 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0200-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2003.00	

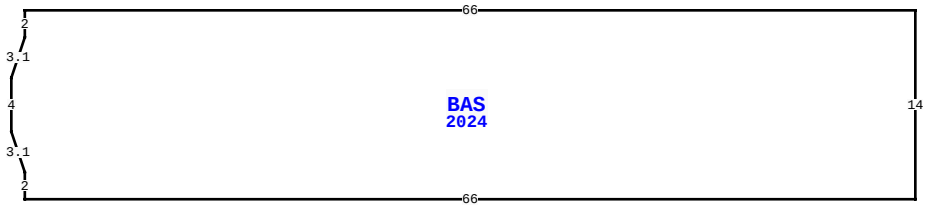
SELECTO NEW

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2024	931	23,028
TOTALS	931			931	23,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	931	97.0000	82.45	76,761	1985	1985	0	0	0	70.00	30.00

3 M/H 93- 0% - 2024 Heated Area: 931 HX Base Yr



96013 NICKELSON AVE, FERNANDINA BEACH

BLD DATE	03/24/2021	KK	LGL DATE	
XF DATE	03/24/2021	KK	LAND DATE	05/04/2026 MLU
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	80,709
TOTAL MARKET OB/XF VALUE	29,498
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	360,207
SOH/AGL Deduction	76,521
ASSESSED VALUE	283,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,686
TOTAL JUST VALUE	360,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0791	12/31/2018	QC	U	I	11	100
GRANTOR: CREAMER MURIEL N & CA						
GRANTEE: CREAMER CARL F JR						
1795/1677	10/18/2011	QC	U	I	11	38,600
GRANTOR: CREAMER MURIEL N						
GRANTEE: CREAMER MURIEL N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=11,10] E66 S14 W66 N2 U3L1 N4 U3R1 N2 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

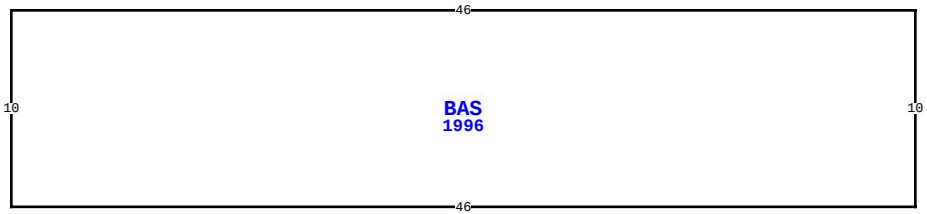
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	1996	460	13,669
TOTALS	460			460	13,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	460	87.4000	74.29	34,173	1964	1999	0	0	0	60.00	40.00

4 M/H 93- 0% - 0 Heated Area: 460 HX Base Yr



96013 NICKELSON AVE, FERNANDINA BEACH

BLD DATE	03/24/2021	KK	LGL DATE	
XF DATE	03/24/2021	KK	LAND DATE	05/04/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	80,709
TOTAL MARKET OB/XF VALUE	29,498
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	360,207
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ASSESSED VALUE	283,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,686
TOTAL JUST VALUE	360,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0791	12/31/2018	QC	U	I	11	100
GRANTOR: CREAMER MURIEL N & CA						
GRANTEE: CREAMER CARL F JR						
1795/1677	10/18/2011	QC	U	I	11	38,600
GRANTOR: CREAMER MURIEL N						
GRANTEE: CREAMER MURIEL N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W46 S10 E46 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS