



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	1993	288	6,242
UOP	35	25	2003	9	195

TOTALS	323			297	6,437
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	9	8	72.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-21	100.00	150.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	297	85.0000	72.25	21,458	1959	1980	0	0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 288 HX Base Yr												
BAS 1993 UOP 2003												

761 WAX WING LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	9	8	72.00	SF	10.00	10.00	100	2003	2003	3	20	144	

TOTAL OB/XF													144
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
	RSF-21	100.00	150.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
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VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		6,437
TOTAL MARKET OB/XF VALUE		144
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		206,581
SOH/AGL Deduction		113,804
ASSESSED VALUE		92,777
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		92,777
TOTAL JUST VALUE		206,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001850	BLDG DEMO	3,000	02/23/2026

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2857/1378	3/06/2026	WD	U	I	37	77,500	
GRANTOR: TAYLOR JIMMY MICHAEL							
GRANTEE: RCD MANAGEMENT GROU							
2851/1624	3/05/2026	PR	U	I	19	100	
GRANTOR: TAYLOR JIMMY MICHAEL							
GRANTEE: TAYLOR JIMMY MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S8 E20 UOP=[YR=2003] S5 E7 N5 W7\$ E16 N8\$.									