

IN OR 1449/243
PARCELS 4 & 4-4
R107914 & R107915

BURCH EVERETT M & NANCY R
30 CROOKED RIVER DRIVE
WOODBINE, GA 31569-4259

2026

02-3N-26-0000-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		04	PLYWOOD 100		
Interior Floo		14	CARPET 90		
Interior Floo		08	SHT VINYL 10		
Air Condition		01	NONE 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		
BUD8 Adjustme		04	DIST 01 100		
Quality		03	Quality Level 03		
DOR CODE		0200	MOBILE HOME		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	39,961
DCK	280	15	2006	42	1,249
STP	20	10	2012	2	59
UOP	70	25	1993	18	535
UOP	84	25	1993	21	624
TOTALS	1,798			1,427	42,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,427	116.6000	99.11	141,430	1980	1980	0	0	70.00	30.00
1 M/H 93- 0% - 0											
Heated Area: 1344						HX Base Yr					
The floor plan consists of several interconnected rectangular areas. At the top are two small rooms, each labeled 'UOP 1993' in blue. Below these is a large central room labeled 'BAS 1993' in blue. At the bottom is a room labeled 'DCK 2006' in blue, which is connected to the central room. Below the 'DCK 2006' room is a small square area labeled 'STP 2012' in blue. Dimensions are provided for various segments: the top rooms have widths of 10 and 12, and heights of 7; the central room has a top width of 42, a bottom width of 18, a left height of 24, and a right height of 24; the bottom room has a top width of 28, a bottom width of 12, and a height of 10; the 'STP 2012' area has a width of 4 and a height of 4. Other dimensions include 14, 38, 16, 5, and 4 for various internal and external boundaries.											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
						05/08/2026					
						MLU					

EXTRA FEATURES							77387 LIPPIZAN CT, YULEE				INC DATE				AG DATE			
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES	
1	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1983	1983	3	20	624		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470		
4	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00	100	2004	2004	3	20	192		
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384		
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152		
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	54	1,080		
8	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2012	2012	3	45	180		
9	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2012	2012	3	45	216		

LAND DESCRIPTION										TOTAL OB/XF										5,298									
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	0004	OR	0.00	0.00	9.98	AC		1.00	1.00	1.00	20,000.00	20,000.00	199,600												

NASSAU COUNTY PROPERTY												PAGE 1 of 2				4
VALUATION SUMMARY																
VALUATION BY												STANDARD				
Tax Group: 4												Tax Dist:				
BUILDING MARKET VALUE												82,527				
TOTAL MARKET OB/XF VALUE												5,298				
TOTAL LAND VALUE - MARKET												199,600				
TOTAL MARKET VALUE												287,425				
SOH/AGL Deduction												53,011				
ASSESSED VALUE												234,414				
TOTAL EXEMPTION VALUE												0				
BASE TAXABLE VALUE												234,414				
TOTAL JUST VALUE												287,425				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												280,845				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125410	CO ISSUED	0	10/04/2012
P15880	MOBILE HOME	0	05/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1449/0243	10/03/2006	WD	Q	I		220,000	
GRANTOR: SMITH BELINDA							
GRANTEE: BURCH EVERETT M & N							
1363/1235	11/01/2005	QC	U	I	07	100	
GRANTOR: MITCHELL ELULAR							
GRANTEE: MITCHELL ELULAR & B							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 UOP=[YR=1993] N7 W12 UOP=[YR=1993] W10 S7 E10 N7\$ S7 E12 \$ W42 S24 E18 DCK=[YR=2006] S10 E12 STP=[YR=2012] S5 E4 N5 W4\$ E16 N10 W28\$ E38 N24\$.											

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