BLOCK 4 LOT 7 1984 FIES SWMH
IN OR 2086/1888
EX FPL ESMT OR 384/149

HAMPTON TIM J
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

**2026**

**36-2N-27-5250-0004-0070**

## BUILDING CHARACTERISTICS

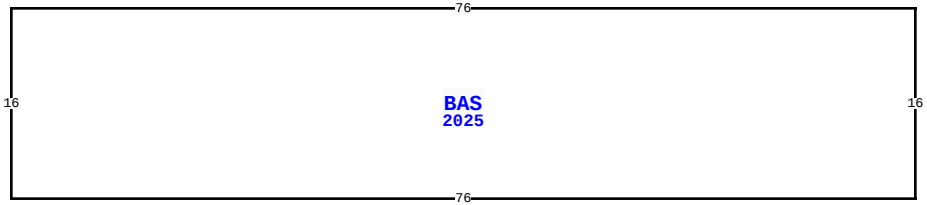
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior ELEC | NEW | N/A 0 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | 2025 | 1,216 | 34,729 |
| TOTALS | 1,216 | | | 1,216 | 34,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,216 | 112.0000 | 95.20 | 115,763 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- 0% - 2025 Heated Area: 1216 HX Base Yr




85380 LONNIE CREWS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 1241 | WD DECK G | 0 | 0 | 8 | 12 | 96.00 | UT | 11.50 | 11.50 | 100 | 2020 | 2020 | 3 | 87 | 960 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 34,729 |
| TOTAL MARKET OB/XF VALUE | 960 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 135,689 |
| SOH/AGL Deduction | 37,147 |
| ASSESSED VALUE | 98,542 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 98,542 |
| TOTAL JUST VALUE | 135,689 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 133,680 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008501 | CO ISSUED | 0 | 09/16/2020 |
| E14497 | ELEC OTHER | 0 | 03/01/2005 |
| M09293 | MECH OTHER | 0 | 02/01/2005 |
| P09048 | OTHER | 0 | 02/01/2005 |
| 95-1055 | MH MOVE-ON | 0 | 09/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2086/1888 | 12/05/2016 | WD | Q | V | 01 | 40,000 |
| GRANTOR: COLUCCI ANTHONY J JR | | | | | | |
| GRANTEE: HAMPTON TIM J | | | | | | |
| 2081/1759 | 10/06/2016 | QC | U | I | 11 | 100 |
| GRANTOR: COLUCCI KEITH & ROSAN | | | | | | |
| GRANTEE: COLUCCI ANTHONY J J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E76 S16 W76 N16 $
.

## LAND DESCRIPTION

TOTAL OB/XF 960

| 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 | 000100 | C | RES | 0 | 0006 | OR | 150.00 | 291.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS