BLOCK 3 LOT 37
IN OR 1779/1625
1984 SHOW DW/MH

CREAMER CARL F JR
85244 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0370

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 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

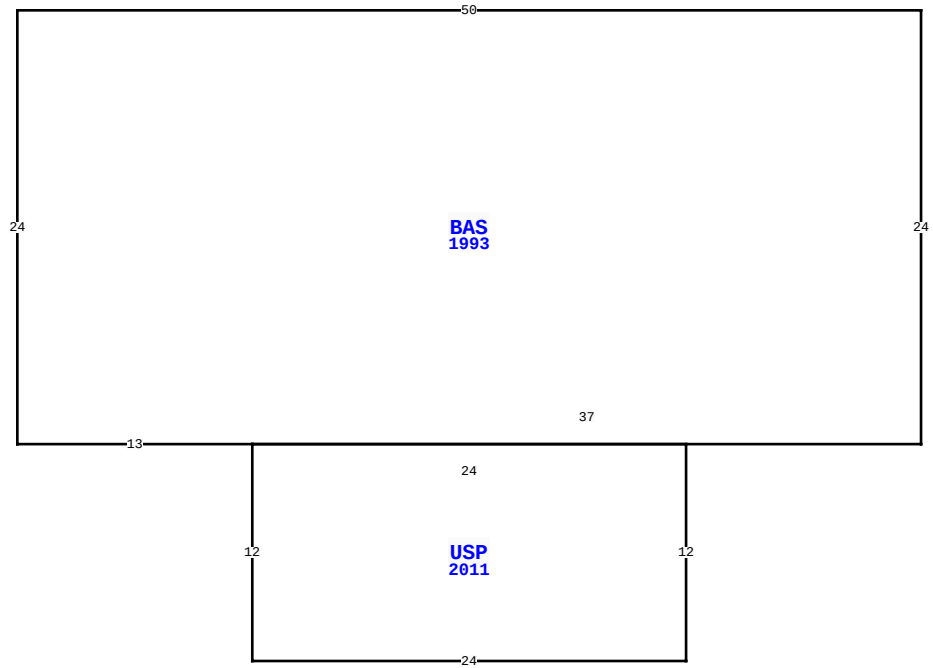
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	53,122
USP	288	50	2011	144	6,375
TOTALS	1,488			1,344	59,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	124.0000	105.40	141,658	1984	2000	0	0	0	58.00	42.00

1 M/H 93- 0% - 0 Heated Area: 1200 HX Base Yr



940715 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,496
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	160,072
SOH/AGL Deduction	59,897
ASSESSED VALUE	100,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,175
TOTAL JUST VALUE	160,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1779/1625	2/16/2012	WD	U	I	11	20,100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: CREAMER CARL F JR						
1765/1987	12/31/2010	WD	U	I	12	100
GRANTOR: FLAGSTAR BANK FSB						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E13 USP=[YR=2011] S12 E24 N12 W24$ E37 N24$.

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	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	2012	2012	3	60	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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		OR	0.00	0.00	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