PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1729/491
{R674058 & R674059 & R674060 &

MILLER CHAD T
85632 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

**2023**

**35-2N-28-0000-0001-0380**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

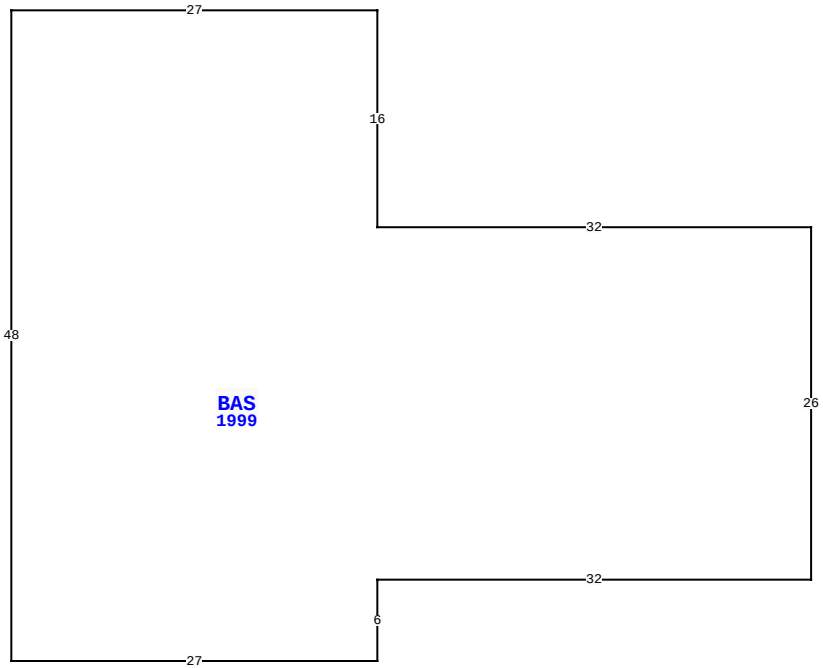
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,128 | 100 | 2,128 | 96,371 |
| TOTALS | 2,128 | | 2,128 | 96,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,128 | 140.6400 | 98.45 | 209,502 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 2010 Heated Area: 2128 HX Base Yr 2010




85632 LONNIE CREWS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 96,371 |
| TOTAL MARKET OB/XF VALUE | | 7,260 |
| TOTAL LAND VALUE - MARKET | | 84,750 |
| TOTAL MARKET VALUE | | 188,381 |
| SOH/AGL Deduction | | 106,306 |
| ASSESSED VALUE | | 82,075 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 32,075 |
| TOTAL JUST VALUE | | 188,381 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,955 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 992833 | MH MOVE-ON | 0 | 11/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1729/0491 | 3/11/2011 | PR | U | I | 11 | 100 |
| GRANTOR: MILLER CHAD T P/R | | | | | | |
| GRANTEE: MILLER CHAD T | | | | | | |
| 1729/0490 | 3/11/2011 | QC | U | I | 11 | 100 |
| GRANTOR: DANIEL SHERRY R | | | | | | |
| GRANTEE: MILLER CHAD T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W32 N16 W27 S48 E27 N6 E32 N26$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 50 | 4,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,260

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 1.13 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 84,750 | | | | | | | |

REVIEW DATE 05/17/2021 BY KWX Total Acres: 1.13 Total Land Value: 84,750 Market: 0 Agricultural: 0 Common: 84,750 PRINTED 08/02/2023 BY SYS