IN OR 2427/1856
(EX 1-91 & 1-92)

SHAW RICHARD & DIANE
85560 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0540

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

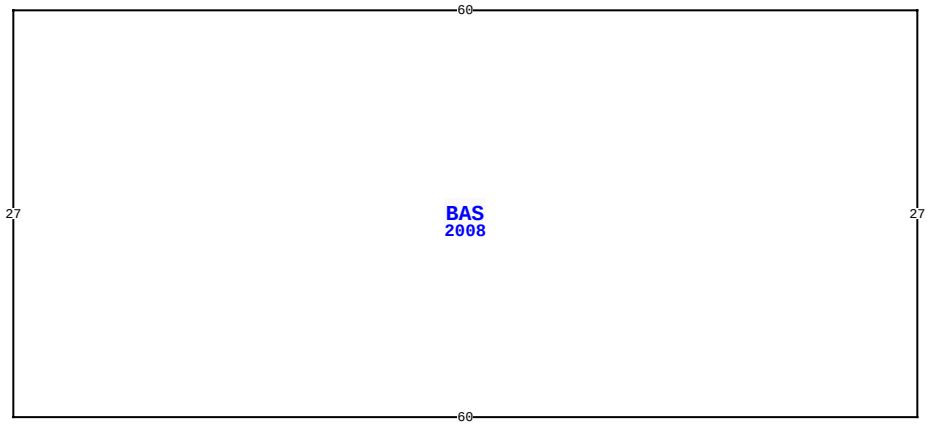
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	98,053
TOTALS	1,620		1,620	98,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	127.1600	89.01	144,196	2008	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



85560 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,296
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		219,696
SOH/AGL Deduction		53,682
ASSESSED VALUE		166,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,014
TOTAL JUST VALUE		219,696
NCON VALUE		26,243
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015233	ADDITION	44,604	10/12/2022
MH5037	MH MOVE-ON	0	11/01/2008
C5037	CO ISSUED	0	02/01/2008
M13610	MECH OTHER	0	02/01/2008
P13028	OTHER	0	02/01/2008
MH5037	MH MOVE-ON	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1856	1/15/2020	WD	Q	I	01	159,900
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: SHAW RICHARD & DIAN						
2144/1154	6/30/2017	SW	U	I	37	60,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: ROSSELAND RAYMOND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.18	AC		1.00	1.00	0.40	75,000.00	30,000.00	95,400							

REVIEW DATE 11/29/2022 BY DJ Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 08/02/2023 BY SYS

IN OR 2427/1856
(EX 1-91 & 1-92)

SHAW RICHARD & DIANE
85560 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0540

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

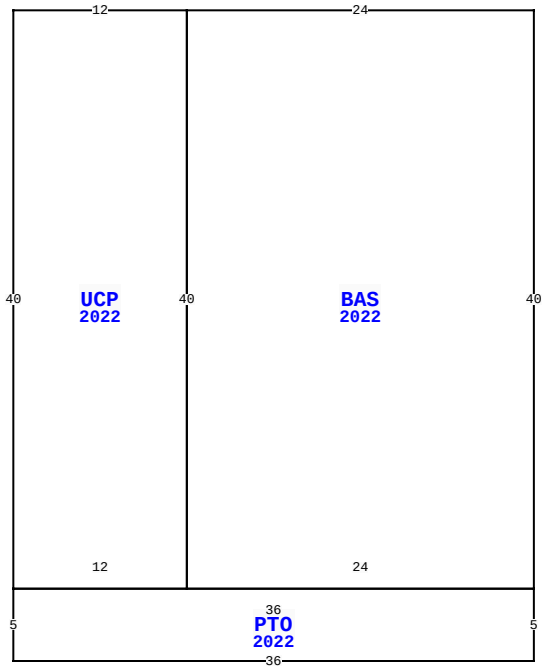
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,655
PTO	180	5	9	222
UCP	480	20	96	2,365
TOTALS	1,620		1,065	26,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,065	71.1260	24.89	26,508	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 960 HX Base Yr 2022



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85560 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		219,696
NCON VALUE		26,243
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972020	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/1856	1/15/2020	WD	Q	I	01	159,900
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: SHAW RICHARD & DIAN						
2144/1154	6/30/2017	SW	U	I	37	60,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: ROSSELAND RAYMOND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 UCP=[YR=2022] W12 S40 PTO=[YR=2022] S5 E36 N5 W36$ E12 N40 $ S40 E24 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/29/2022 BY DJ Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 08/02/2023 BY SYS