PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 2001/128
{1990 WEST SW}

MITCHELL DONNA
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

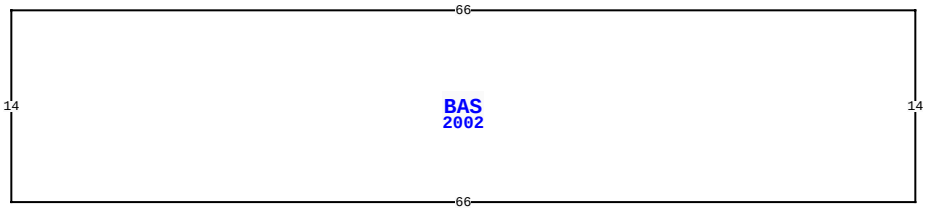
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	16,041
TOTALS	924		924	16,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	76.3000	49.60	45,830	1990	1995	0	0	0	65.00	35.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85574 LONNIE CREWS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,040
TOTAL MARKET OB/XF VALUE	907
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	114,447
SOH/AGL Deduction	48,596
ASSESSED VALUE	65,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,851
TOTAL JUST VALUE	114,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992934	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2001/0128	9/03/2015	WD	U	I	38	20,000
GRANTOR: LSG HOMES LLC						
GRANTEE: MITCHELL DONNA						
1932/1713	8/18/2014	CT	U	I	18	4,100
GRANTOR: CLERK OF COURT						
GRANTEE: LSG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14 $.

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
5	0752	USP	0	0	6	12	72.00	SF	15.00	15.00	100	2016	2016	3	84	907	

LAND DESCRIPTION

TOTAL OB/XF 907

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	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	75,000.00	75,000.00	97,500							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 1.30 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/02/2023 BY SYS