IN OR 2649/692

KRAMER DONNA MARIE
32105 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0910

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

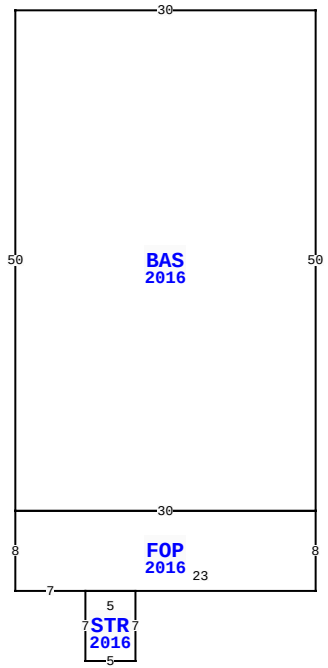
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	123,069
FOP	240	30	72	5,908
STR	35	10	4	329
TOTALS	1,775		1,576	129,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,576	112.2000	84.15	132,620	2016	2016	0	0	0	2.50	97.50

1 SFR MODULR – 0% - 0 Heated Area: 1500 HX Base Yr



85539 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	129,304
TOTAL MARKET OB/XF VALUE	1,513
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	205,817
SOH/AGL Deduction	48,517
ASSESSED VALUE	157,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,300
TOTAL JUST VALUE	205,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1534196	CO ISSUED	0	01/19/2016
B1531496	MODULAR	5,788	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2649/692	6/12/2023	WD	Q	I	01	240,000
GRANTOR: SOWERS PATRICIA						
GRANTEE: KRAMER DONNA MARIE						
2000/1129	8/28/2015	WD	Q	V	01	21,500
GRANTOR: WILLIAMS DAVID R JR						
GRANTEE: INNOCENZI DONNA & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S50 FOP=[YR=2016] S8 E7 STR=[YR=2016] S7 E5 N7 W5$ E23 N8 W30$ E30 N50$.

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	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	2016	2016	3	97	1,513	

LAND DESCRIPTION

TOTAL OB/XF 1,513

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	0006	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS