PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1974/1097
{R788219 & R788220}

SUMMERS JENNIFER L/WENZEL JAMES E
85646 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0980

NASSAU COUNTY PROPERTY

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	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	06	Quality Level 06

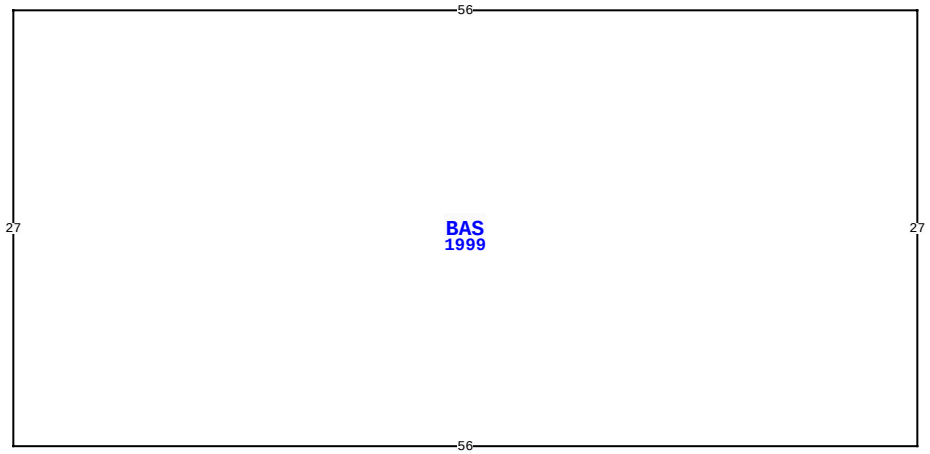
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	96,753
TOTALS	1,512		1,512	96,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	152.3600	106.65	161,255	1999	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 1512 HX Base Yr 2018



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,753
TOTAL MARKET OB/XF VALUE		5,148
TOTAL LAND VALUE - MARKET		84,750
TOTAL MARKET VALUE		186,651
SOH/AGL Deduction		83,507
ASSESSED VALUE		103,144
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,144
TOTAL JUST VALUE		186,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/1097	4/14/2015	WD	Q	I	01	122,500
GRANTOR: NELSON PERRY A &						
GRANTEE: SUMMERS JENNIFER L						
0910/1721	12/09/1999	WD	U	I	07	100
GRANTOR: HASSELL MARK O						
GRANTEE: NELSON PERRY A & CR						

BLD DATE	08/14/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

85646 LONNIE CREWS RD, FERNANDINA BEACH

BUILDING NOTES

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	
2	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2012	2012	3	60	144	
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2012	2012	3	60	1,296	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2012	2012	3	60	768	

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,148

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			0.00	0.00	1.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	84,750							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 1.13 Total Land Value: 84,750 Market: 0 Agricultural: 0 Common: 84,750 PRINTED 08/02/2023 BY SYS