PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1375/1542
{2006 FTWD DW/MH}

VANWEY ROBERT L SR/PATE LAURIE A
85658 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-1060

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

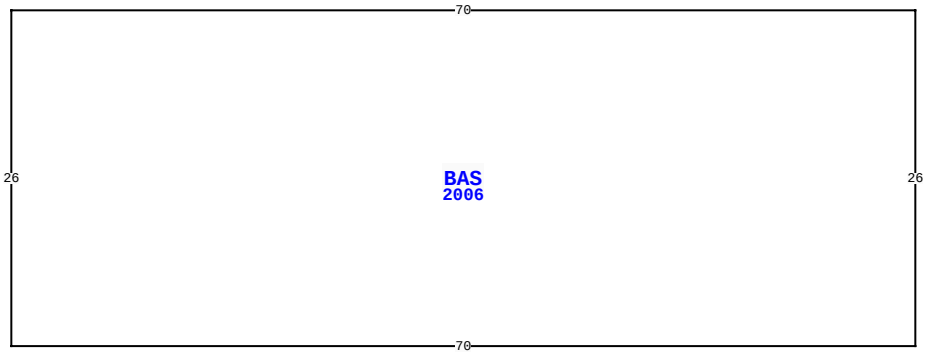
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	98,215
TOTALS	1,820		1,820	98,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	128.4800	89.94	163,691	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2007 Heated Area: 1820 HX Base Yr 2007



85658 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		98,215
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		176,400
SOH/AGL Deduction		85,221
ASSESSED VALUE		91,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,179
TOTAL JUST VALUE		176,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
010265	OTHER	0	11/01/2005
M10548	MECH OTHER	0	10/01/2005
MH054695	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1542	12/21/2005	WD	Q	I		129,400
GRANTOR: T S FUNDING INC						
GRANTEE: VANWEY ROBERT L SR						
1353/0143	9/27/2005	WD	Q	I		42,500
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W70 S26 E70 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	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS