BLOCK 3 LOT 7
IN OR 1235/1286
HOLLY POINT NORTH 2 PB 4/80

HOLTON TED R
85062 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

**2023**

**36-2N-27-525P-0003-0070**

## BUILDING CHARACTERISTICS

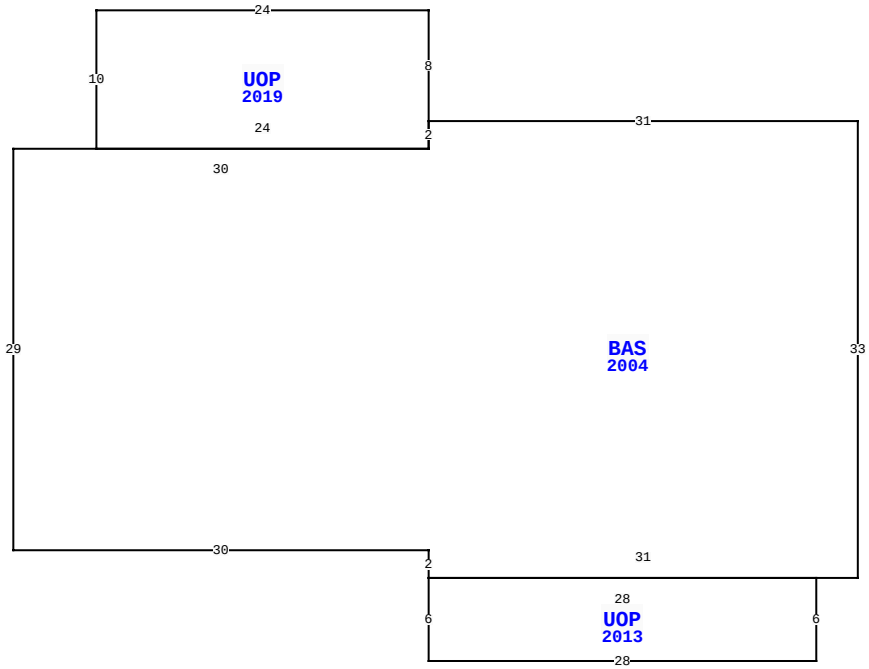
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 4004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,893 | 100 | 1,893 | 165,449 |
| UOP | 168 | 20 | 34 | 2,972 |
| UOP | 240 | 20 | 48 | 4,195 |
| TOTALS | 2,301 | | 1,975 | 172,617 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,975 | 105.8400 | 95.52 | 188,652 | 2004 | 2004 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1893 HX Base Yr




85062 LONNIE CREWS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,617 |
| TOTAL MARKET OB/XF VALUE | | 6,904 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 264,521 |
| SOH/AGL Deduction | | 130,969 |
| ASSESSED VALUE | | 133,552 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 83,552 |
| TOTAL JUST VALUE | | 264,521 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,502 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413541 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1235/1286 | 6/04/2004 | WD | U | I | 10 | 100 |
| GRANTOR: HICKS SUSAN | | | | | | |
| GRANTEE: HOLTON TED R & GING | | | | | | |
| 0585/0278 | 12/05/1989 | AD | U | I | 11 | 29,900 |
| GRANTOR: HICKS SUSAN | | | | | | |
| GRANTEE: HOLTON TED & GINGER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W31 UOP=[YR=2019] N8 W24 S10 E24 N2$ S2 W30 S29 E30 S2 UOP=[YR=2013] S6 E28 N6 W28 $ E31 N33$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,692.00 | SF | 4.16 | 4.16 | 100 | 1988 | 1988 | 3 | 57 | 4,012 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 174.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 348 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 22 | 12 | 264.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 1,584 | |
| 5 | 0680 | POLE SHED | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 24 | 960 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,904

| 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 | 000100 | C | SFR | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS