BLOCK 4 LOT 4
IN OR 683/1399
HOLLY POINT NORTH 2 PB 4/80

BEAVER PHILLIP E & BONNIE K
85208 LONNIE CREWS DR
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0040

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	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

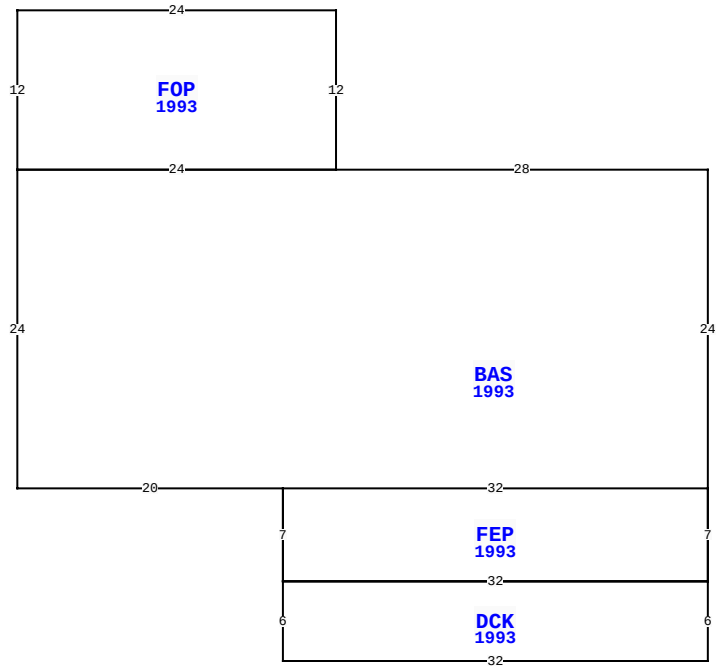
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	30,713
DCK	192	15	29	605
FEP	224	85	190	3,965
FOP	288	30	86	1,794
TOTALS	2,176		1,777	37,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,777	107.0000	69.55	123,590	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1662 HX Base Yr



85208 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	03/18/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,468
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		133,348
SOH/AGL Deduction		78,275
ASSESSED VALUE		55,073
TOTAL EXEMPTION VALUE	HX HB	30,073
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/1399	6/28/1993	WD	U	I	10	6,300
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: BEAVER PHILLIP & B						
0674/1122	1/29/1993	QC	U	I	01	100
GRANTOR: BEAVER PHILLIP E						
GRANTEE: BEAVER PHILLIP & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N12 W24 S12 E24 $ W24 S24 E20 FEP=[YR=1993] S7 E32 N7 W32 $ S7 DCK=[YR=1993] S6 E32 N6 W32$ E32 N7 N24$.

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	0940	SHEDS/PORT	0	100	24	20	480.00	SF	30.00	30.00	100	1982	1982	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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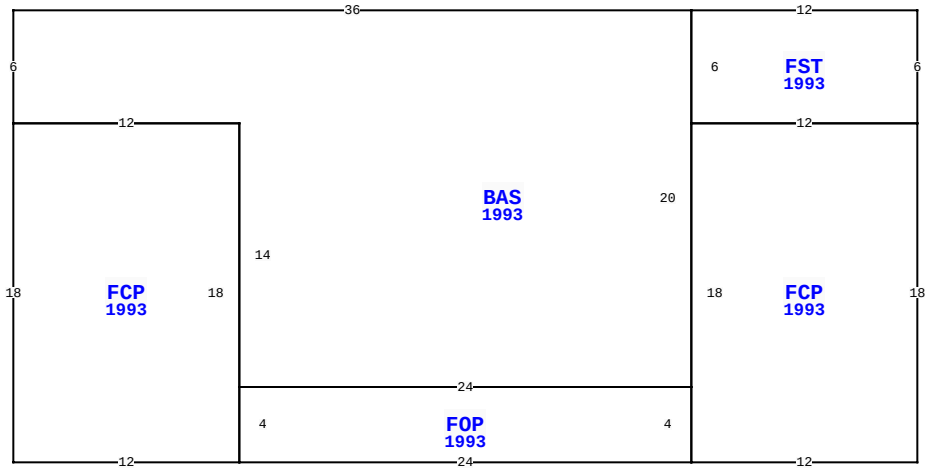
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	6,354
FCP	216	25	54	622
FCP	216	25	54	622
FOP	96	30	29	334
FST	72	55	40	461
TOTALS	1,152		729	8,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	729	65.7800	23.02	16,782	1982	1982	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 552 HX Base Yr



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GRANTOR: BEAVER PHILLIP E						
GRANTEE: BEAVER PHILLIP & B						

BLD DATE	03/18/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023 MLU
INC DATE			AG DATE	

85208 LONNIE CREWS RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W36 S6 FCP=[YR=1993] S18 E12FOP=[YR=1993] E24 FCP=[YR=1993] E12 N18 W12 S18$ N4 W24 S4$ N18 W12$ E12 S14 E24 N20$ S6 E12 N6$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS