BLOCK 4 LOT 5
HOLLY POINT NORTH 2 PB 4/80

SUTTON MORGAN
85246 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 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
Quality	03	Quality Level 03

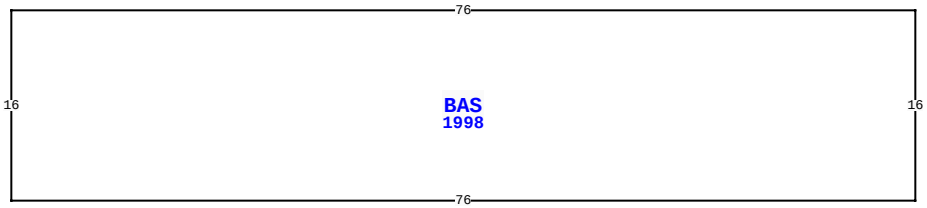
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	56,261
TOTALS	1,216		1,216	56,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.4000	85.68	104,187	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2009 Heated Area: 1216 HX Base Yr 2009



85246 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		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		56,261
TOTAL MARKET OB/XF VALUE		912
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,173
SOH/AGL Deduction		88,506
ASSESSED VALUE		53,667
TOTAL EXEMPTION VALUE	HX HB DX	33,667
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		142,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982112	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1002	6/16/2023	QC	U	I	11	100
GRANTOR: SUTTON JAMES ROBERT						
GRANTEE: SUTTON MORGAN						
1572/0070	6/17/2008	QC	U	I	06	100
GRANTOR: MILLS LEE						
GRANTEE: SUTTON JAMES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E76 N16$.

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	0752	USP	0	100	11	10	110.00	SF	15.00	15.00	100	1987	1987	3	20	330	
3	1243	WD DECK F	0	100	17	10	170.00	SF	8.00	8.00	100	1987	1987	3	20	272	
4	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2006	2006	3	31	310	

LAND DESCRIPTION

TOTAL OB/XF 912

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

REVIEW DATE 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS