BLOCK 4 LOT 6 R359658
IN OR 505 PG 1124
HOLLY POINT NORTH 2 PB 4/80

GONZALEZ LUIS EST
85262 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	02	MIN PLYWD 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

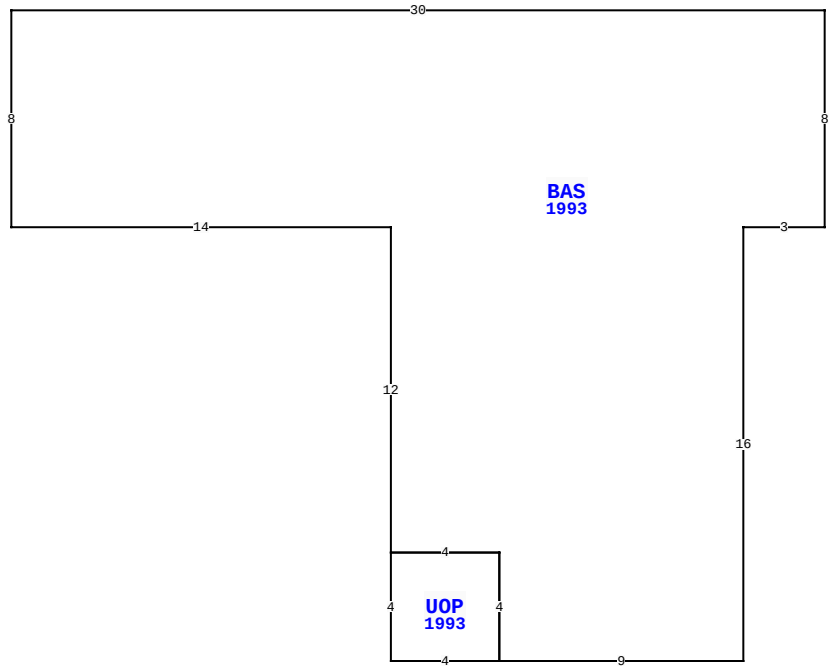
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	8,374
UOP	16	25	4	77
TOTALS	448		436	8,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	436	99.4000	64.61	28,170	1956	1956	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 432 HX Base Yr



BLD DATE	05/16/2007	RK	LGL DATE	
XF DATE	05/16/2007	RK	LAND DATE	05/26/2023 MLU
INC DATE			AG DATE	

85262 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,451
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	93,451
SOH/AGL Deduction	46,723
ASSESSED VALUE	46,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,728
TOTAL JUST VALUE	93,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0505/1124	12/01/1986	WD	U	V		10,500
GRANTOR:						
GRANTEE:						
0505/0044	12/01/1986	WD	U	V		6,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S8 E14 S12 UOP=[YR=1993] S4 E4 N4 W4$ E4 S4 E9 N16 E3 N8$.

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
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/02/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS