

BLOCK 4 LOT 7
IN OR 1036/1429
HOLLY POINT NORTH 2 PB 4/80

MCLAUGHLIN CYNTHIA
85276 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0070



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 100
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
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,632	100
FOP	96	30
TOTALS	1,728	1,661

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,661	107.0000	96.57	160,403	1984	1984	0	0	0 16.75	83.25
1 SINGLE FAM - 100% - 2001 Heated Area: 1632 HX Base Yr 2001											
BAS 1993 FOP 1993											
85276 LONNIE CREWS RD, FERNANDINA BEACH											
BLD DATE 04/09/2015 KK LGL DATE 05/26/2023 MLU											

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
1	0940	SHEDS/PORT	0 100	0	0	400.00	SF	20.10	20.10	100	1980	1980	3	20
2	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	50
3	0756	FEP	0 0	16	12	192.00	SF	27.00	27.00	100	2010	2010	3	50

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				133,535			
TOTAL MARKET OB/XF VALUE				6,200			
TOTAL LAND VALUE - MARKET				85,000			
TOTAL MARKET VALUE				224,735			
SOH/AGL Deduction				114,490			
ASSESSED VALUE				110,245			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				60,245			
TOTAL JUST VALUE				224,735			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				163,847			
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