

BLK 4 LOT 10 OF HOLLY POINT
NORTH #2 PBK 4/80 & PT OF
GOVT LOT 3 OF SEC 35-2N-28E

BOICE PATRICIA & THOMAS P
85316 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	02 WALL BD/WD 10
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4004.00
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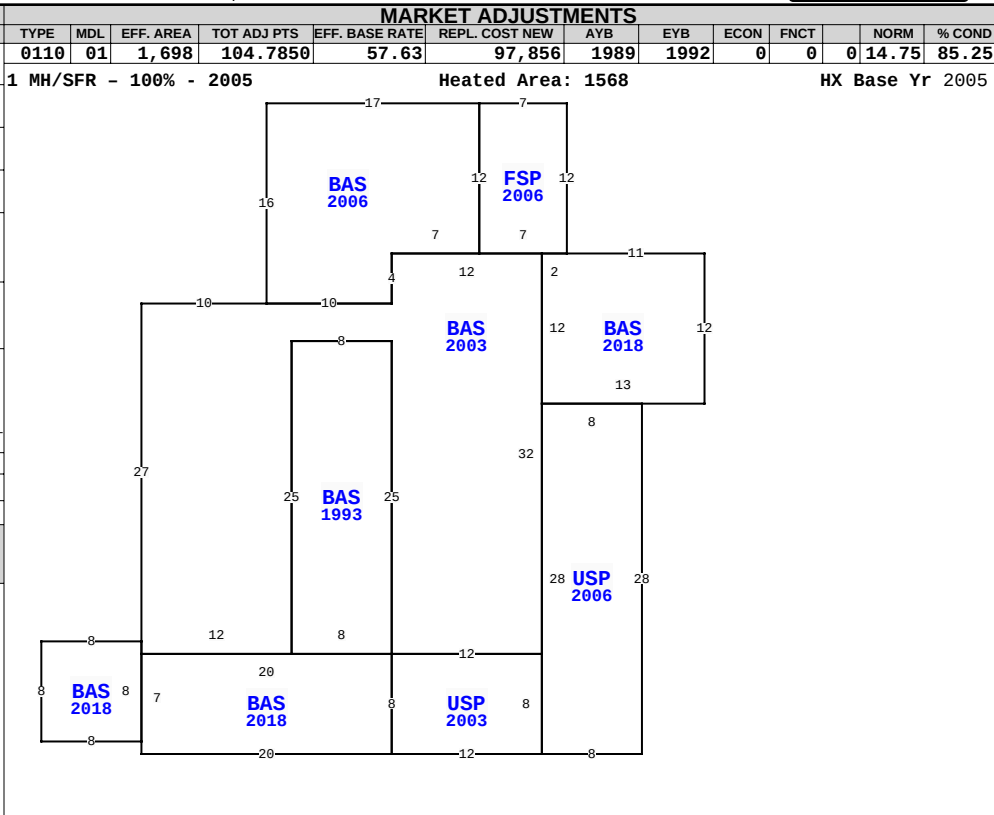
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	9,826
BAS	744	100	744	36,553
BAS	244	100	244	11,988
BAS	64	100	64	3,144
BAS	156	100	156	7,664
BAS	160	100	160	7,861
FSP	84	40	34	1,670
USP	96	30	29	1,425
USP	224	30	67	3,292

TOTALS	1,972		1,698	83,422
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0 100	14	20	280.00	SF	30.00	30.00
3	0351	CARPORT MT	0 100	20	20	400.00	SF	7.50	7.50
4	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE	08/17/2018	BY	KW
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85316 LONNIE CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0940	SHEDS/PORT	0 100	14	20	280.00	SF	30.00	30.00	100	1996	1996	3	20	1,680	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	7.50	7.50	100	1999	1999	3	20	600	
4	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1999	1999	3	79	2,054	

TOTAL OB/XF										4,334						
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.05	85,000.00	89,250.00

Total Acres:	0.00	Total Land Value:	89,250	Market:	0	Agricultural:	0	Common:	89,250
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		83,422	
TOTAL MARKET OB/XF VALUE		4,334	
TOTAL LAND VALUE - MARKET		89,250	
TOTAL MARKET VALUE		177,006	
SOH/AGL Deduction		54,924	
ASSESSED VALUE		122,082	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		72,082	
TOTAL JUST VALUE		177,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12092	MECH OTHER	0	09/01/2006
B0515299	ADDITION	13,500	05/31/2005
963409	XFOB	4,800	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1265/1614	10/14/2004	WD	Q	I		150,000	
GRANTOR:MEEKER WILLIAM H							
GRANTEE:BOICE PATRICIA & TH							
0755/0452	3/27/1996	WD	U	I	10	6,800	
GRANTOR:SHEFFIELD WM F ETAL							
GRANTEE:MEEKER WM H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W11 FSP=[YR=2006] N12 W7 BAS=[YR=2006] W17 S16 BAS=[YR=2003] W10 S27 BAS=[YR=2018] W8 S8 E8 BAS=[YR=2018] S1 E20 USP=[YR=2003] E12 USP=[YR=2006] E8 N28 W8 S28\$ N8 W12 S8\$ N8 W20 S7\$ N8\$ S1 E12 BAS=[YR=1993] E8 N25 W8 S25\$ N25 E8 S25 E12 N32 W12 S4 W10\$ E10 N4 E7 N12\$ S12 E7\$ W2 S12 E13 N12\$.									