BLOCK 4 LOT 13
HOLLY POINT NORTH 2 PB 4/80

ALOHOMORA LLC
4440 MERRIMAE AVE
JACKSONVILLE, FL 32210

2023

36-2N-27-525P-0004-0130

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

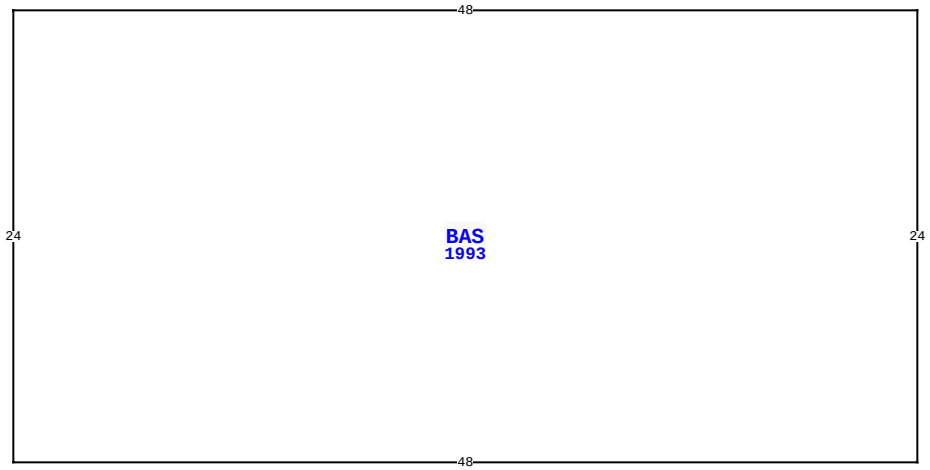
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,418
TOTALS	1,152		1,152	26,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.6000	76.44	88,059	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85356 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	26,418
TOTAL MARKET OB/XF VALUE	130
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	111,548
SOH/AGL Deduction	48,726
ASSESSED VALUE	62,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,822
TOTAL JUST VALUE	111,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7973	MH MOVE-ON	20,000	11/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1942	6/06/2023	WD	Q	I	01	71,000
GRANTOR: REECE JOHN S						
GRANTEE: ALOHOMORA LLC						
2262/0025	3/15/2019	TD	U	I	11	100
GRANTOR: REECE LIVING TRUST						
GRANTEE: REECE JOHN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2005	2005	3	27	130	

LAND DESCRIPTION

TOTAL OB/XF 130

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	0	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