

BLOCK 4 LOT 14 R787508
IN OR 1440/1001
HOLLY POINT NORTH 2 PB 4/80

HAMPTON TIMOTHY J
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0004-0140



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	99 N/A 100
Heating Type	01 NONE 100
Bedrooms	2 100
Bathrooms	1 100
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			

TOTALS	1,113	821	15,098
--------	-------	-----	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	18	29	522.00	SF	15.00	15.00	
2	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	821	94.3000	61.30	50,327	1983	1983	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 752											
HX Base Yr											

BLD DATE	03/18/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU
85366 LONNIE CREWS RD, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		15,098	
TOTAL MARKET OB/XF VALUE		2,502	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		102,600	
SOH/AGL Deduction		49,810	
ASSESSED VALUE		52,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		52,790	
TOTAL JUST VALUE		102,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1440/1001	8/29/2006	WD	U	I	23
GRANTOR: LOHR DAVID E					SALE PRICE
GRANTEE: HAMPTON TIMOTHY J					50,000
1198/1278	12/30/2003	WD	U	I	23
GRANTOR: BROWN ANTHONY C					33,400
GRANTEE: LOHR DAVID E					

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=1993] W15 S7 BAS=[YR=1995] W45 S14 E17 FEP=[YR=1993] S8 E18 UOP=[YR=1993] E3 N8 W3 S8\$ N8 W18\$ E28 N14\$ S14 E15 N21\$.											