

BLOCK 1 LOT 5
IN OR 1839/659
HOLLY POINT NORTH 3 PB 5/24

TYLER ROBERT C
85179 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-5250-0001-0050



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 80
Interior Floo	08	SHT VINYL 20
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	1,296	100	1,296	48,909
DCK	30	15	4	151
DCK	64	15	10	377
DCK	491	15	74	2,793
UOP	264	25	66	2,491
UOP	264	25	66	2,491

TOTALS	2,409		1,516	57,212
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0810	CONCRETE A	0	100	0	0	487.00	SF	6.50
5	0510	GARAGE WD-	0	100	26	27	702.00	SF	29.75
6	0510	GARAGE WD-	0	100	27	12	324.00	SF	26.95

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100			0.00	0.00	1.00

REVIEW DATE 05/23/2018 BY SBX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,516	117.2000	82.04	124,373	1999	1999	0	0	0	54.00	46.00	
1 M/H 94+ - 100% - 2007													
Heated Area: 1296													
HX Base Yr 2007													
85179 LONNIE CREWS RD, FERNANDINA BEACH													
BLD DATE 05/26/2023 MLU													
LGL DATE													
LAND DATE													
AG DATE													

TOTAL OB/XF													
12,073													

TOTAL OB/XF													
12,073													

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		57,212	
TOTAL MARKET OB/XF VALUE		12,073	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		154,285	
SOH/AGL Deduction		85,000	
ASSESSED VALUE		69,285	
TOTAL EXEMPTION VALUE		HX HB 44,285	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		154,285	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1969/0303	3/18/2015	WD U	I	I	11	100	
GRANTOR: TYLER ROBERT MARVIN							
GRANTEE: TYLER ROBERT C							
1839/0659	1/18/2013	QC U	I	I	11	100	
GRANTOR: TYLER ROBERT C & RACH							
GRANTEE: TYLER ROBERT C							

BUILDING NOTES							

BUILDING DIMENSIONS							
DCK=[YR=2006] W25 S14 W8 N3 W15 S5 UOP=[YR=2013] S11BAS=[YR=2006] S27 E14 DCK=[YR=2006] S8 E8 N8 W8\$ E34 N27 UOP=[YR=2006] N5 DCK=[YR=2006] E5 N6 W5 S6 \$ N6 W24 S11 E24\$ W48\$ E24 N11 W24\$ E48 N16\$.							