BLOCK 1 LOT 6 R107549
HOLLY POINT NORTH #3 PB 5/24

CREWS DAVID MICHAEL L/E/
PO BOX 337
YULEE, FL 32041-0337

**2023**

**36-2N-27-525Q-0001-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

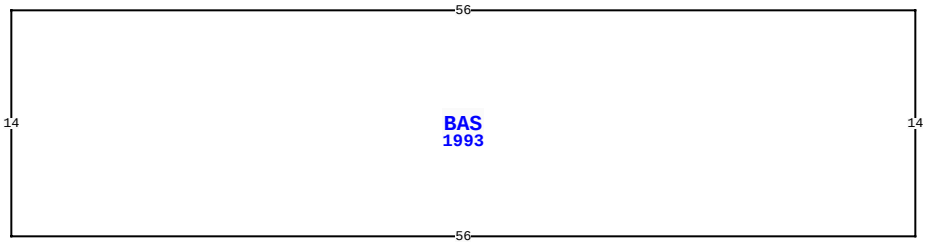
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 18,040 |
| TOTALS | 784 | | 784 | 18,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 118.0000 | 76.70 | 60,133 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr




## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,040 |
| TOTAL MARKET OB/XF VALUE | | 1,976 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 105,016 |
| SOH/AGL Deduction | | 73,602 |
| ASSESSED VALUE | | 31,414 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 6,414 |
| TOTAL JUST VALUE | | 105,016 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 64,167 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2489/0281 | 8/16/2021 | LE | U | I | 11 | 100 |
| GRANTOR: CREWS DAVID MICHAEL | | | | | | |
| GRANTEE: SUGGS TIFFNEY L | | | | | | |
| 0745/1843 | 12/08/1995 | WD | U | I | 06 | 100 |
| GRANTOR: JORDAN NORMA DIANE LU | | | | | | |
| GRANTEE: CREWS DAVID MICHAEL | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 03/18/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

85191 LONNIE CREWS RD, FERNANDINA BEACH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

## 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 | 0350 | CARPORT WD | 0 | 100 | 12 | 20 | 240.00 | SF | 13.00 | 13.00 | 100 | 1989 | 1989 | 3 | 20 | 624 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 20 | 240.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 965 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 387 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,976

| 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 | 100 | 0006 | OR | 150.00 | 301.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS