BLOCK 1 LOT 7
HOLLY POINT NORTH 3 PB 5/24

SMITH PATRICIA A L/E/
85207 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0001-0070

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 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

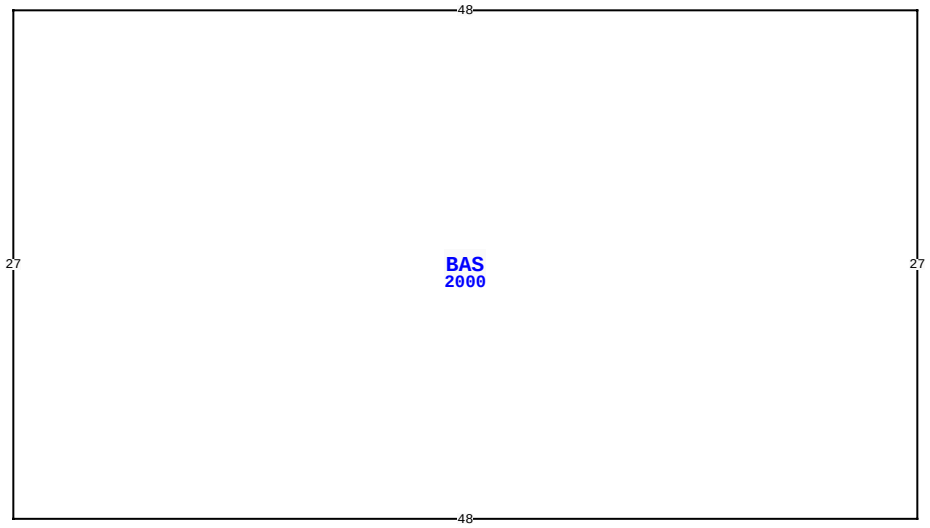
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	51,036
TOTALS	1,296		1,296	51,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	82.04	106,324	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1296 HX Base Yr 2003



85207 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		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		95,679
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		183,451
SOH/AGL Deduction		95,959
ASSESSED VALUE		87,492
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		32,492
TOTAL JUST VALUE		183,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005548	CO ISSUED	0	06/01/2018
18004588	MH MOVE-ON	0	05/07/2018
MH03311	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0829	1/17/2023	WD	U	I	11	100
GRANTOR: SMITH PATRICIA A WIDO						
GRANTEE: FRAZER LAWRENCE J &						
1350/1340	9/16/2005	QC	U	I	01	10,700
GRANTOR: SMITH PATRICIA A						
GRANTEE: SMITH PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E48 N27 $.

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
3	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	29	580	
4	0811	CONCRETE B	0	100	31	20	620.00	SF	4.42	4.42	100	2000	2000	3	80	2,192	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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		OR	150.00	301.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/03/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

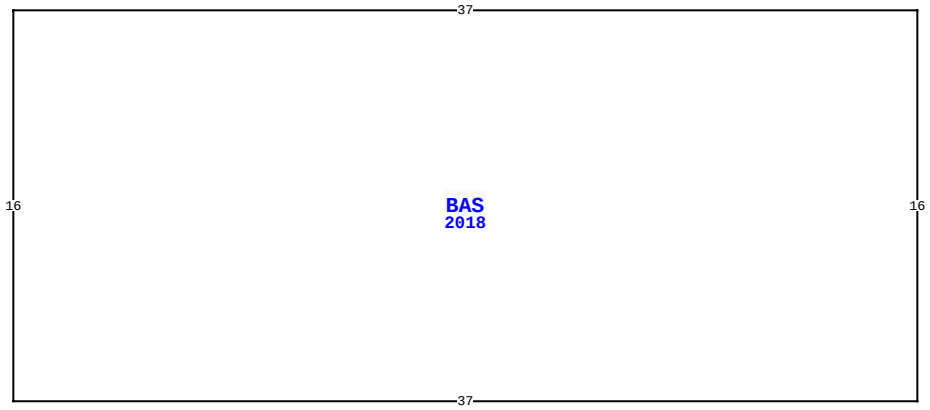
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	592	100	592	44,643
TOTALS	592		592	44,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	592	113.4000	79.38	46,993	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2003 Heated Area: 592 HX Base Yr 2003



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1350/1340	9/16/2005	QC	U	I	01	10,700
GRANTOR: SMITH PATRICIA A						
GRANTEE: SMITH PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W37 S16 E37 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS