BLOCK 2 LOT 4
IN OR 1561/572
R787596 & R787597

NETTLES JERRY/KESLAR BRENDA K
85337 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-5250-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

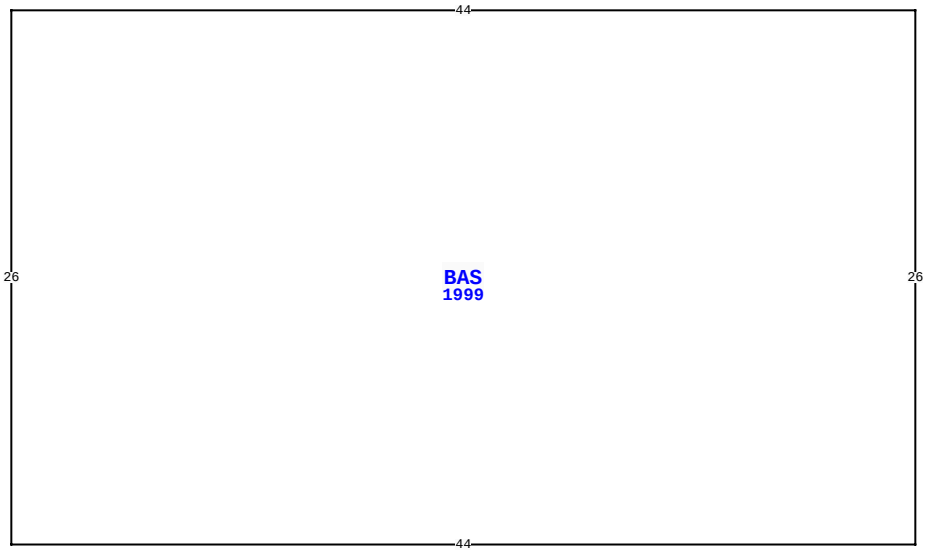
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,144	100	1,144	48,817
TOTALS	1,144		1,144	48,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	127.0000	88.90	101,702	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



85337 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	01/04/2013 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	48,817
TOTAL MARKET OB/XF VALUE	6,012
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	139,829
SOH/AGL Deduction	54,826
ASSESSED VALUE	85,003
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,003
TOTAL JUST VALUE	139,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/0572	4/16/2008	QC	U	I	01	20,000
GRANTOR: NETTLES JERRY						
GRANTEE: NETTLES JERRY & BRE						
0736/0872	8/14/1995	WD	U	V	01	7,200
GRANTOR: NETTLES COLIN & LOIS						
GRANTEE: NETTLES JERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S26 E44 N26$.

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	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1996	1996	3	25	4,200	
3	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2010	2010	3	50	936	
4	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	1980	1980	3	20	288	
5	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2000	2000	3	20	72	
6	1242	WD DECK A	0	0	0	0	93.00	SF	10.00	10.00	100	2000	2000	3	20	186	
7	0851	PATIO STON	0	0	0	0	186.00	SF	0.75	0.75	100	2000	2000	3	80	112	
8	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2000	2000	3	80	218	

LAND DESCRIPTION

TOTAL OB/XF 6,012

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	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS