BLOCK 2 LOT 5
HOLLY POINT NORTH #3 PB 5/24

NIX ERIC J/NIX ALEXIS N
85355 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

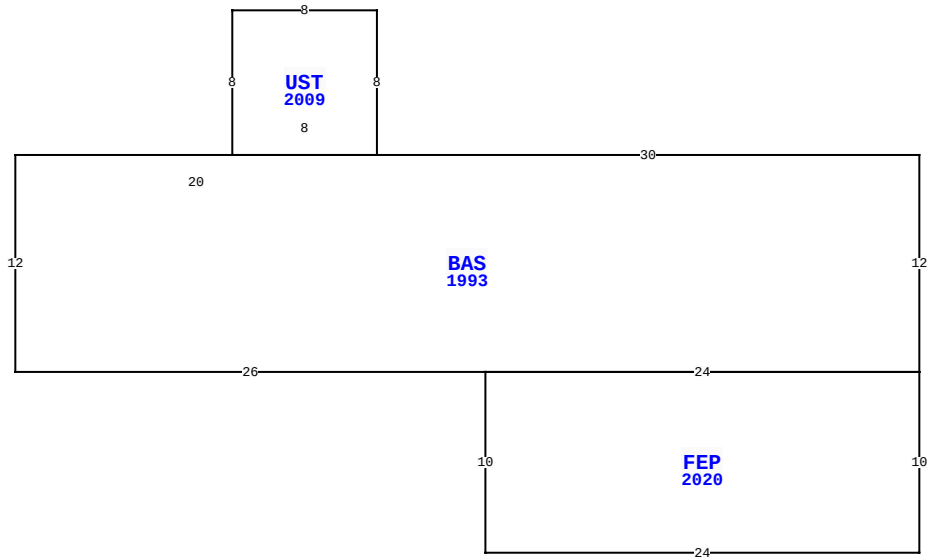
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	600	100	600	10,319
FEP	240	85	204	3,509
UST	64	55	35	602
TOTALS	904		839	14,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	839	88.2000	57.33	48,100	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 804 HX Base Yr



85355 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	01/26/2015 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	14,430
TOTAL MARKET OB/XF VALUE	2,408
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	101,838
SOH/AGL Deduction	0
ASSESSED VALUE	101,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,838
TOTAL JUST VALUE	101,838
NCON VALUE	16,838
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7198	MH MOVE-ON	7,000	03/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1799	5/10/2021	QC	U	I	11	100
GRANTOR: NIX CLAUDE EDWARD						
GRANTEE: NIX ERIC J & ALEXIS						
2142/1199	8/28/2017	QC	U	I	11	2,500
GRANTOR: NIX ERIC JUSTIN						
GRANTEE: NIX CLAUDE EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UST=[YR=2009] N8 W8 S8 E8 $ W20 S12 E26
FEP=[YR=2020] S10 E24 N10 W24 $ E24 N12 $.

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	0350	CARPORT WD	0	0	14	20	280.00	SF	13.00	13.00	100	1993	1993	3	20	728	
4	0940	SHEDS/PORT	0	0	14	14	196.00	SF	30.00	30.00	100	1993	1993	3	20	1,176	
5	0681	POLE SHED	0	0	4	14	56.00	SF	15.00	15.00	100	1993	1993	3	20	168	
6	0681	POLE SHED	0	0	8	14	112.00	SF	15.00	15.00	100	1993	1993	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 2,408

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 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