BLOCK 2 LOT 6
IN OR 1293/720
R567800 & R583801

DICKERSON ROBERT D
85369 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

**2023**

**36-2N-27-525Q-0002-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 |

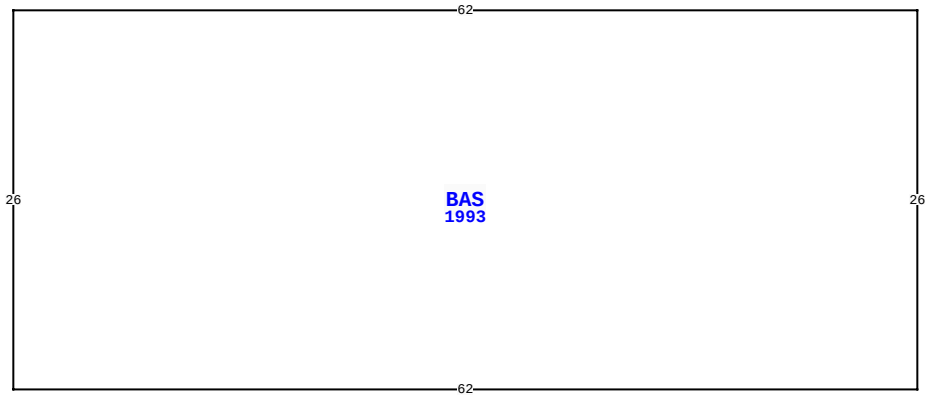
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,612 | 100 | 1,612 | 39,356 |
| TOTALS | 1,612 | | 1,612 | 39,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,612 | 125.2000 | 81.38 | 131,185 | 1983 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2021 Heated Area: 1612 HX Base Yr 2021




| | |
|---|---|
| BLD DATE | 08/17/2015 KK |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 05/26/2023 MLU |
| AG DATE | |

85369 LONNIE CREWS RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,356 |
| TOTAL MARKET OB/XF VALUE | | 6,845 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 131,201 |
| SOH/AGL Deduction | | 50,808 |
| ASSESSED VALUE | | 80,393 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 30,393 |
| TOTAL JUST VALUE | | 131,201 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 82,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7448 | MH MOVE-ON | 500 | 08/29/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1293/0720 | 2/07/2005 | WD | U | I | 21 | 48,000 |
| GRANTOR: KINNEY ROBERT C & DIA | | | | | | |
| GRANTEE: DICKERSON ROBERT D | | | | | | |
| 1053/1424 | 5/02/2002 | WD | U | I | 06 | 100 |
| GRANTOR: KINNEY ROBERT C & DIA | | | | | | |
| GRANTEE: GOODALL DAVID G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W62 S26 E62 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 | 100 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 1994 | 1994 | 3 | 23 | 4,637 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 600 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 1,152 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 38 | 6 | 228.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 456 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,845

| 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 | 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