BLOCK 2 LOT 8 1994 GENE DW
IN OR 1458/1428
HOLLY POINT NORTH #3 PB 5/24

BULKLEY HUGH L
PO BOX 24491
GBS ST CROIX, VI 00824

2023

36-2N-27-525Q-0002-0080

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

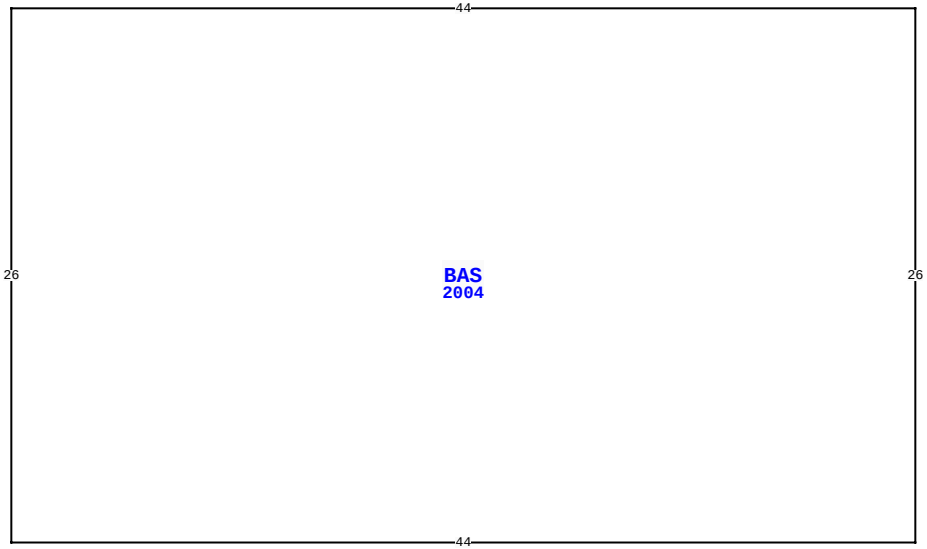
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	28,156
TOTALS	1,144		1,144	28,156

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	117.2000	82.04	93,854	1994	1994	0	0	0	70.00	30.00

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



85391 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	28,156
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	113,656
SOH/AGL Deduction	38,903
ASSESSED VALUE	74,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,753
TOTAL JUST VALUE	113,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09248	MECH OTHER	0	02/01/2005
E0514257	ELEC OTHER	0	02/01/2005
P0508890	OTHER	0	02/01/2005
MH054520	MH MOVE-ON	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/1428	11/13/2006	WD	U	I	07	100
GRANTOR: MAXSON KRISTA A						
GRANTEE: BULKLEY HUGH L						
1441/0311	8/31/2006	WD	Q	I		73,000
GRANTOR: MAXSON KRISTA A						
GRANTEE: BULKLEY HUGH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1950	1950	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		OR	161.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS