

BLOCK 2 LOT 10
(EX OR 2449/62 &
EX ESMT OR 1488/382)

CINTRON ISABELINO &/BONILLA PROVIDENCIA
85431 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-5250-0002-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,536	127.6000	89.32	137,196	1989	2010	0	0	0	32.00	68.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2020										Heated Area: 1536										HX Base Yr 2020									
Roof Cover	12	MODULAR MT 100								24 64 24 64 BAS 2007																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	11	CLAY TILE 60																																					
Interior Floo	14	CARPET 40																																					
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	1,536	100	1,536	93,293																																			
TOTALS		1,536		1,536	93,293																																		
EXTRA FEATURES										85431 LONNIE CREWS RD, FERNANDINA BEACH																													
L N	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	0350	CARPORT WD	0 100	0	0	752.00	SF	13.00	13.00	100	1988	1988	3	20	1,955																								
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																								
3	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	35	350																								
LAND DESCRIPTION										TOTAL OB/XF										4,685																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
REVIEW DATE 02/07/2020 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																							