BLOCK 2 LOT 11
IN OR 2458/341
ESMT OR 1488/382

WILLIAMS DONALD R & LEAH D
85441 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0002-0110

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

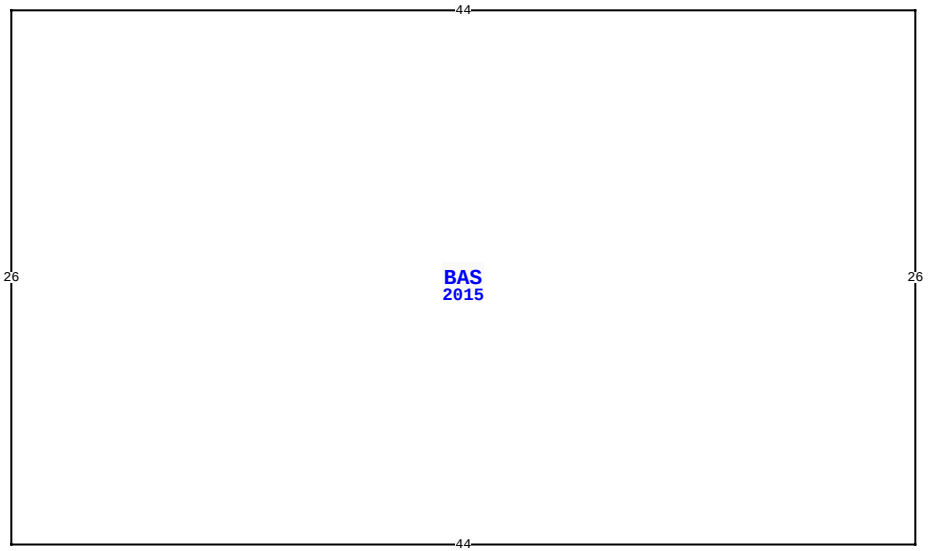
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	99,285
TOTALS	1,144		1,144	99,285

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	133.3200	93.32	106,758	1998	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2023 Heated Area: 1144 HX Base Yr 2023



85441 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	07/13/2007 RK	LGL DATE	05/26/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,228
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		200,228
SOH/AGL Deduction		0
ASSESSED VALUE		200,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,228
TOTAL JUST VALUE		200,228
NCON VALUE		15,943
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007829	GARAGE	86,227	05/19/2022
21005034	CO ISSUED	0	04/22/2021
MH155672	MH MOVE-ON	0	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0341	4/30/2021	WD	Q	I	02	158,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: WILLIAMS DONALD R &						
2275/0079	1/01/2019	WD	U	I	11	100
GRANTOR: PETERS ROBERT L						
GRANTEE: TIFTON NASSAU LLC						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2015] W44 S26 E44 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS

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IN OR 2458/341
ESMT OR 1488/382

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FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

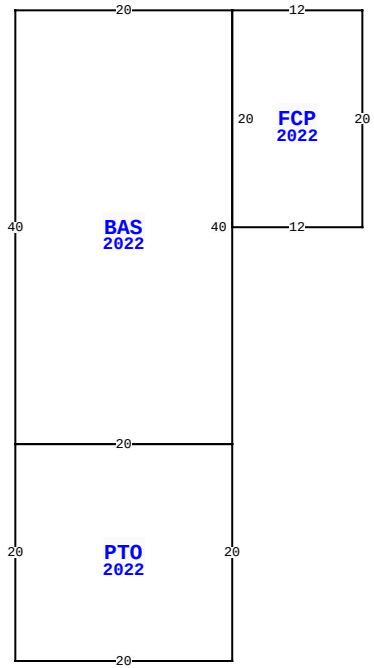
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	14,494
FCP	240	25	60	1,087
PTO	400	5	20	362
TOTALS	1,440		880	15,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	880	52.2720	18.30	16,104	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 800 HX Base Yr 2023



85441 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	07/13/2007	RK	LGL DATE	05/26/2023	MLU
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GRANTEE: WILLIAMS DONALD R &						
2275/0079	1/01/2019	WD	U	I	11	100
GRANTOR: PETERS ROBERT L						
GRANTEE: TIFTON NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W12 BAS=[YR=2022] W20 S40 PTO=[YR=2022] S20 E20 N20 W20$ E20 N40$ S20 E12 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS