BLOCK 2 LOT 13
HOLLY POINT NORTH #3 PB 5/24

HOUSE ALICE FAYE &/DAIN WILLIAM CHRISTOPHER
85483 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

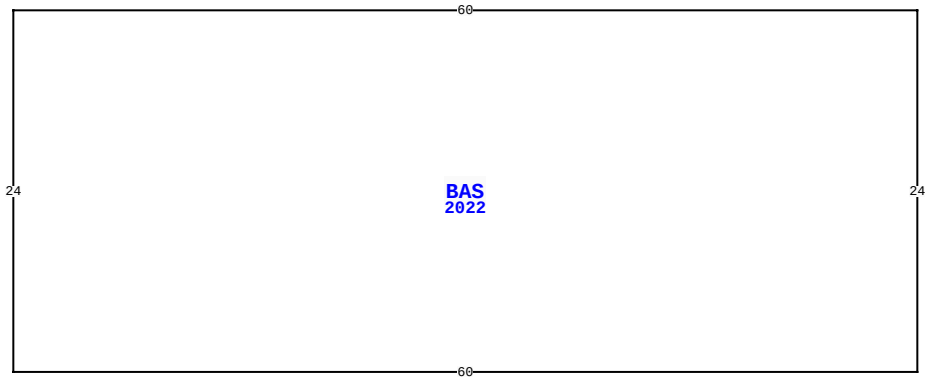
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	45,209
TOTALS	1,440		1,440	45,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,440	105.0000	68.25	98,280	1999	1999	0	0	0	54.00	46.00

2 MH 94NO RP – 0% - 2023 Heated Area: 1440 HX Base Yr 2023



85483 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		130,209
SOH/AGL Deduction		0
ASSESSED VALUE		130,209
TOTAL EXEMPTION VALUE	HX HB SX	85,000
BASE TAXABLE VALUE		45,209
TOTAL JUST VALUE		130,209
NCON VALUE		45,208
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006350	CO ISSUED	0	04/22/2022
22001111	MH MOVE-ON	0	02/22/2022
B1529869	DEMOLITION	0	01/01/2015
MH013399	MH MOVE-ON	0	02/01/2001
7352	MH MOVE-ON	5,000	06/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1350	9/10/2021	WD	U	V	30	40,000
GRANTOR: DOVE WAYNE A & JULIE						
GRANTEE: HOUSE ALICE F & WIL						
1895/1367	12/24/2013	WD	Q	I	01	40,000
GRANTOR: HOUSE JAMES E & ALICE						
GRANTEE: DOVE WAYNE A & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S24 E60 N24$.

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
1	000102	C	SFR/MH	100		OR	176.00	196.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/07/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS