BLOCK 4 LOT 1
HOLLY POINT NORTH #3 PB 5/24

MCCRIMMON KELLEY
2025 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0004-0010

NASSAU COUNTY PROPERTY

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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 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03

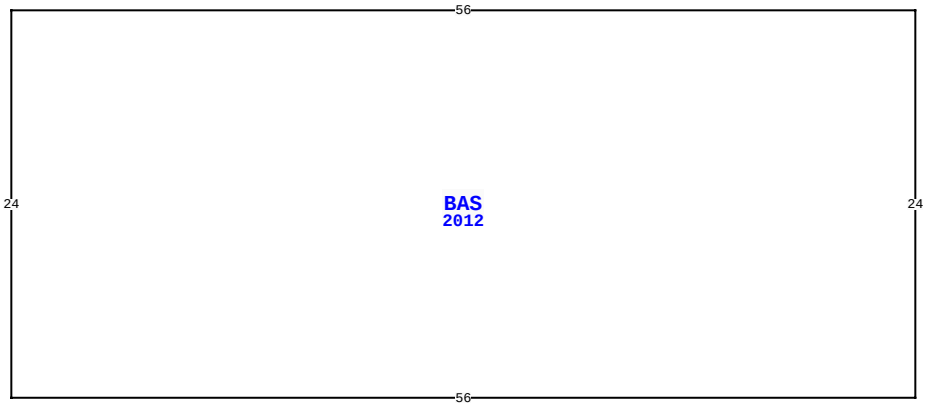
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	76,920
TOTALS	1,344		1,344	76,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.8000	81.76	109,885	1996	2011	0	0	0	30.00	70.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



85502 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,920
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	80,750
TOTAL MARKET VALUE	157,958
SOH/AGL Deduction	43,202
ASSESSED VALUE	114,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,756
TOTAL JUST VALUE	157,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5404	CO ISSUED	0	05/18/2012
P15815	NEW CONSTR	0	03/01/2012
B25814	DEMOLITION	2,000	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1150	10/11/2021	WD	Q	I	01	125,000
GRANTOR: BOND MICHAEL L						
GRANTEE: MCCRIMMON KELLEY						
2380/1783	7/22/2020	WD	Q	I	01	125,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: BOND MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S24 E56 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
1	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2012	2012	3	60	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	133.00	293.00	1.00	LT		1.00	1.00	0.95	85,000.00	80,750.00	80,750							

REVIEW DATE 02/06/2018 BY KWX Total Acres: 0.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/02/2023 BY SYS