

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ MARKET VALUE	TOTAL ADJ 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									
Exterior Wall	30	VINYL 100																											
Roof Structur	03	GABLE/HIP 100																											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
Air Condition	02	WINDOW 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																											
TOTALS		2,288		2,138	87,102																								
EXTRA FEATURES		85436 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														
2	0940	SHEDS/POR	0 100	12 16	192.00	SF	30.00	30.00	100	2002	2002	3	21	1,210															
3	0510	GARAGE WD-	0 100	24 16	384.00	SF	35.00	35.00	100	1992	1992	3	20	2,688															
LAND DESCRIPTION		TOTAL OB/XF 3,898																											
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	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000												
REVIEW DATE 02/14/2022 BY KWX Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/02/2023 BY SYS																													