BLOCK 4 LOT 6
IN OR 1279/919 & 920
R567824 & R567825

HAMPTON TIM
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525Q-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

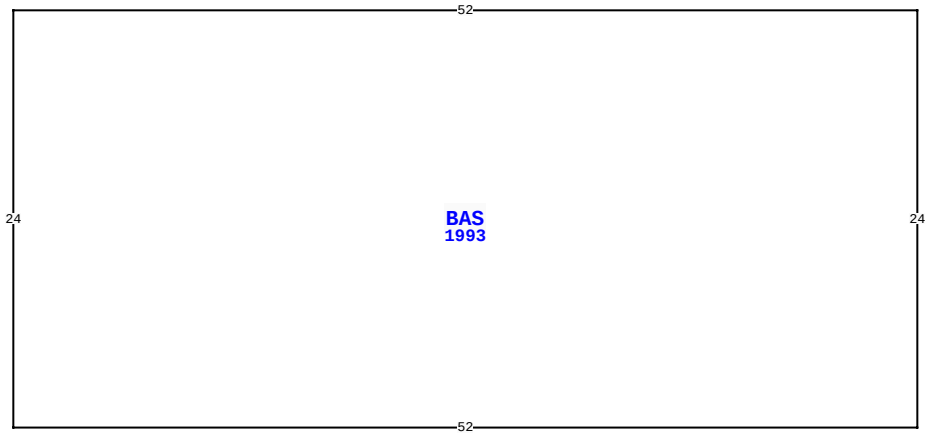
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,248	100	1,248	28,376
TOTALS	1,248		1,248	28,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	116.6000	75.79	94,586	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



BLD DATE	03/18/2015	KK	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

85396 LONNIE CREWS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,376
TOTAL MARKET OB/XF VALUE	184
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	113,560
SOH/AGL Deduction	51,817
ASSESSED VALUE	61,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,743
TOTAL JUST VALUE	113,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8255	MH MOVE-ON	24,000	07/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1279/0920	12/08/2004	WD	U	I	06	22,500
GRANTOR: JERNIGAN THERESA						
GRANTEE: HAMPTON TIM						
1279/0919	12/08/2004	WD	U	I	06	22,500
GRANTOR: JERNIGAN GEORGE A						
GRANTEE: HAMPTON TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 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	10	8	80.00	SF	5.00	5.00	100	1990	1990	3	20	80	
2	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	2000	2000	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 184

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	0006	OR	176.00	292.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS