IN OR 1643/1829
ESMT OR 282/494

MITCHELL STEVEN L JR
96042 LONNIES LN
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0015-0000

BUILDING CHARACTERISTICS

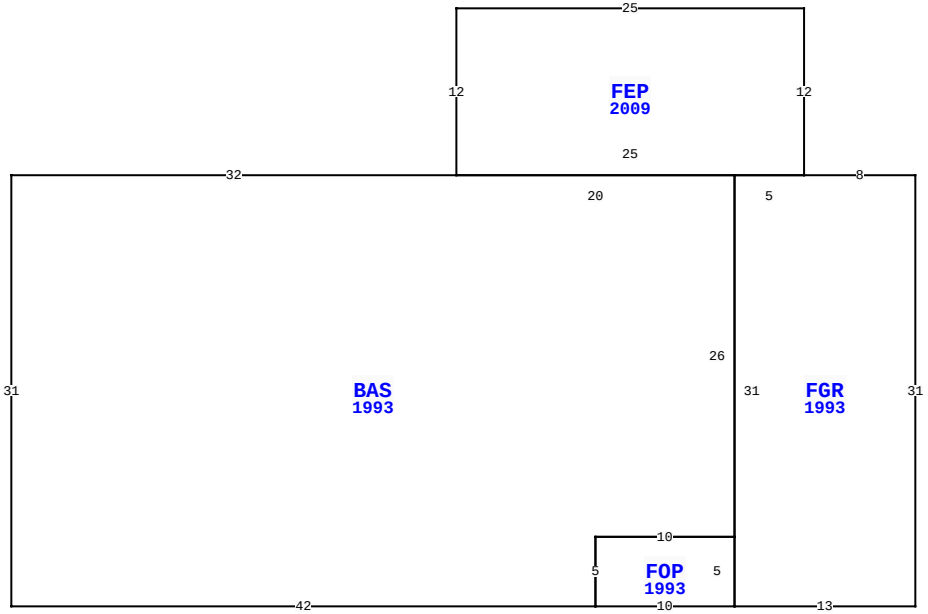
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1,562	121,902
FEP	300	80	240	18,730
FGR	403	55	222	17,325
FOP	50	30	15	1,170
TOTALS	2,315		2,039	159,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	113.1900	102.15	208,284	1990	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2014 Heated Area: 1562 HX Base Yr 2014



96042 LONNIES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,129
TOTAL MARKET OB/XF VALUE		4,586
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		235,715
SOH/AGL Deduction		113,397
ASSESSED VALUE		122,318
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,318
TOTAL JUST VALUE		235,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7165	XFOB	10,866	04/17/1991
6512	NEW CONSTR	64,300	06/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1643/1829	10/13/2009	WD	U	I	30	124,000
GRANTOR: SHEPHARD LOICE V ETAL						
GRANTEE: MITCHELL STEVEN L J						
0727/0142	4/05/1995	WD	U	I	01	100
GRANTOR: SHEPHARD LOICE P/R						
GRANTEE: SHEPHARD LOICE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 FEP=[YR=2009] N12 W25 S12 BAS=[YR=1993] W32 S31 E42 FOP=[YR=1993] E10 N5 W10 S5 $ N5E10 N26 W20$ E25$ W5 S31 E13 N31 $.

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	0810	CONCRETE A	0	100	0	0	1,138.00	SF	6.50	6.50	100	1990	1990	3	62	4,586	

LAND DESCRIPTION

TOTAL OB/XF 4,586

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 12/18/2018 BY KW Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS