LOT 1
IN OR 932/88
2T630471MA & 2T603471MB

HENDERSON GEORGE K & HOLLY L
85695 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0001-0000

BUILDING CHARACTERISTICS

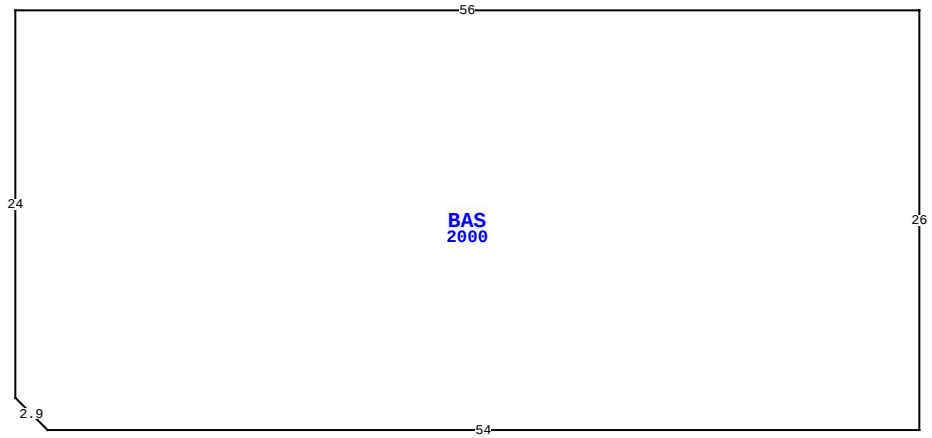
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,454	100	1,454	69,883
TOTALS	1,454		1,454	69,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,454	143.0400	100.13	145,589	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1454 HX Base Yr 2001



85695 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		69,883
TOTAL MARKET OB/XF VALUE		12,337
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		232,220
SOH/AGL Deduction		164,286
ASSESSED VALUE		67,934
TOTAL EXEMPTION VALUE	HX HB	42,934
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		232,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17470	H/AC	0	08/01/2012
003066	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0932/0088	5/11/2000	WD	Q	V		27,000

GRANTOR: SHEFFIELD WILLIAM F E

GRANTEE: HENDERSON GEORGE K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S24 D2 R2 E54 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,110.00	SF	4.00	4.00	100	2004	2004	3	86	3,818	
3	0510	GARAGE WD-	0	100	22	18	396.00	SF	35.00	35.00	100	2004	2004	3	40	5,544	

LAND DESCRIPTION

TOTAL OB/XF 12,337

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

REVIEW DATE 05/15/2017 BY KW Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS