

TYLER DANIEL/KINGERY JENNIFER
85719 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550D-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		4															
Exterior Wall	30	VINYL 100	0800	02	1,338	141.1200	98.78	132,168	1996	2004	0	0	0	44.00	56.00	VALUATION BY				STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 50% - 2020										Heated Area: 1296										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 90																														
Interior Floo	08	SHT VINYL 10																														
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	1,296	100	1,296	71,691																												
UOP	168	25	42	2,323																												
TOTALS		1,464		1,338	74,014																											
EXTRA FEATURES		85719 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																
1	1242	WD DECK A	0 50	0	0	624.00	SF	10.00	10.00	100	1997	1997	3	20	1,248																	
4	1242	WD DECK A	0 50	54	12	648.00	SF	10.00	10.00	100	1999	1999	3	20	1,296																	
5	0810	CONCRETE A	0 50	0	0	25.00	SF	6.50	6.50	100	1999	1999	3	79	128																	
6	0510	GARAGE WD-	0 50	24	16	384.00	SF	29.75	29.75	100	1999	1999	3	28	3,199																	
7	0812	CONCRETE C	0 50	0	0	3,077.00	SF	4.00	4.00	100	2000	2000	3	80	9,846																	
8	0351	CARPORT MT	0 50	30	48	1,440.00	SF	10.00	10.00	100	2021	2021	3	97	13,968																	
TOTAL OB/XF																	29,685															
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	50			0.00	0.00	2.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	150,000															
REVIEW DATE 01/06/2023 BY NWA Total Acres: 2.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																																