

LOTS 6 & 7
IN OR 881/1466 & OR 898/948
R673452 & R673453

SKIPPER ROBERT E JR
85763 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	25 MOD METAL 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	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	03 Quality Level 03
DOR CODE	0200 MOBILE HOME

MAP NUM	MKT AREA	04
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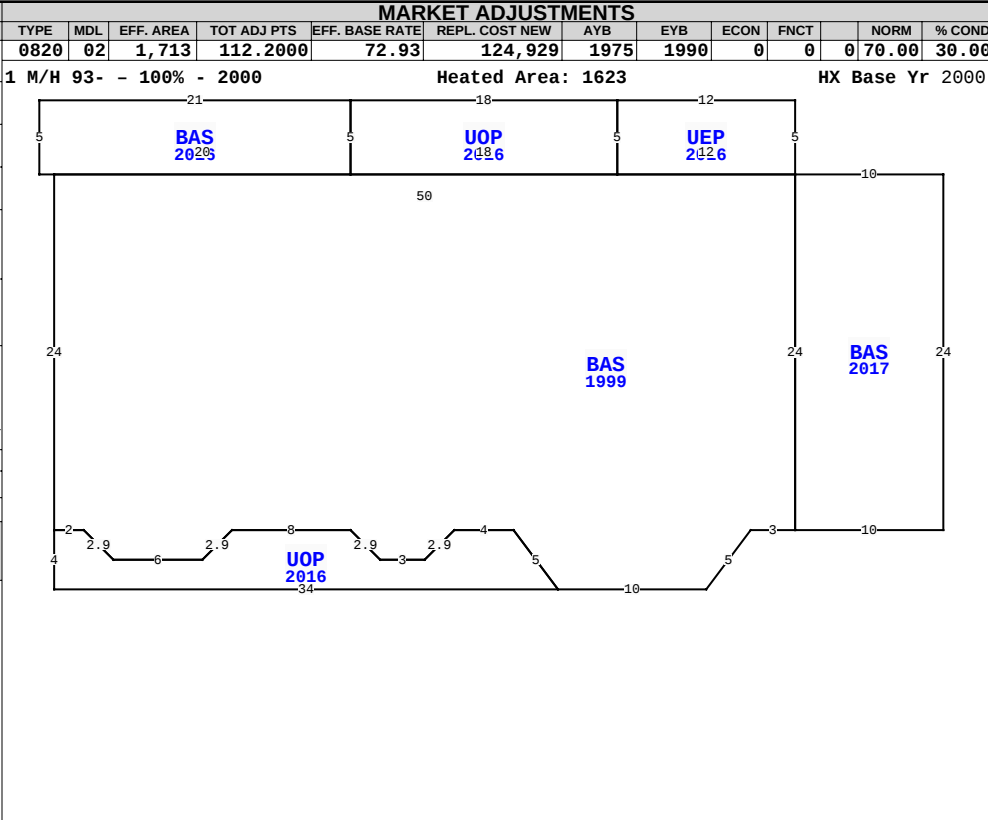
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1,278	27,962
BAS	105	100	105	2,297
BAS	240	100	240	5,251
UEP	60	70	42	919
UOP	90	25	22	481
UOP	104	25	26	569

TOTALS	1,877		1,713	37,479
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	28	15	420.00	SF	6.00	6.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100			0.00	0.00	1.27	AC	1.00



85763 LONNIE CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0680	POLE SHED	0 100	28	15	420.00	SF	6.00	6.00	100	2005	2005	3	44	1,109	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100			0.00	0.00	1.27	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										57,885	
TOTAL MARKET OB/XF VALUE										1,109	
TOTAL LAND VALUE - MARKET										95,250	
TOTAL MARKET VALUE										154,244	
SOH/AGL Deduction										82,505	
ASSESSED VALUE										71,739	
TOTAL EXEMPTION VALUE										HX HB 32,582	
BASE TAXABLE VALUE										39,157	
TOTAL JUST VALUE										154,244	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										127,582	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013446	MH MOVE-ON	0	04/01/2001
992700	MH MOVE-ON	0	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0881/1466	5/05/1999	WD	Q	V		21,000	
GRANTOR: SHEFFIELD WILLIAM F E							
GRANTEE: SKIPPER ROBERT E JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UEP=[YR=2016] W12 UOP=[YR=2016] W18 BAS=[YR=2016] W21 S5									
E1 BAS=[YR=1999] S24 UOP=[YR=2016] S4 E34 U4 L3 W4 D2 L2									
W3 L2 U2 W8 L2 D2 W6 L2 U2 W2\$ E2 D2 R2 E6 U2 R2 E8									
D2 R2 E3 U2 R2 E4 D4 R3 E10 U4 R3 E3 BAS=[YR=2017]									
E10 N24 W10 S24\$ N24 W50\$ E20 N5\$ S5 E18 N5\$ S5 E12 N5\$.									

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