LOT 8
IN OR 2185/462
1973 MONB DW/MH

BUSHY GAIL M KELLY & REINE JR
85793 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550D-0008-0000

BUILDING CHARACTERISTICS

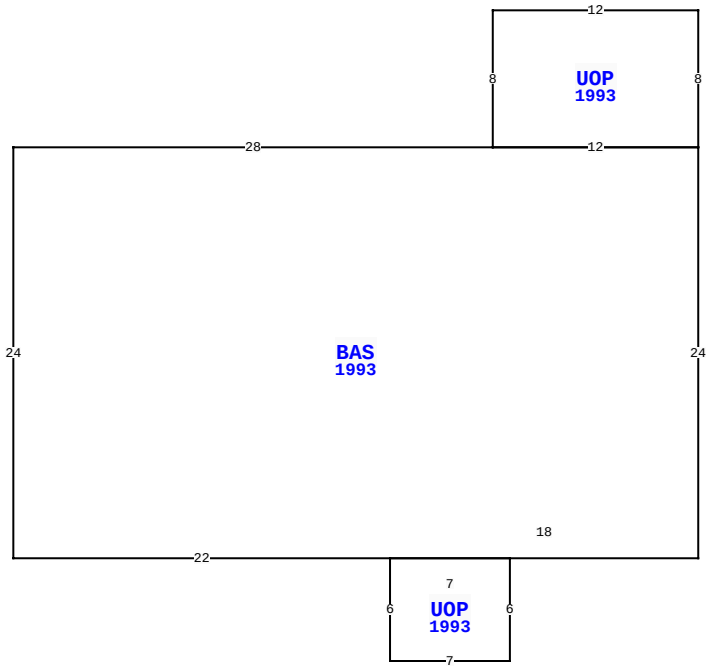
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	960	100	960	19,619
UOP	42	25	10	204
UOP	96	25	24	491
TOTALS	1,098		994	20,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	994	104.8000	68.12	67,711	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



85793 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	11/20/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 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	20,313
TOTAL MARKET OB/XF VALUE	4,158
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	99,471
SOH/AGL Deduction	47,008
ASSESSED VALUE	52,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,463
TOTAL JUST VALUE	99,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2185/0462	3/23/2018	QC	U	I	11	10,000
GRANTOR: HARPER RICKY LEE & RH						
GRANTEE: BUSHY GAIL M KELLY						
1364/0004	11/02/2005	QC	U	I	06	100
GRANTOR: HALL ROBBIE S						
GRANTEE: HARPER RICKY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S8 BAS=[YR=1993] W28 S24 E22
UOP=[YR=1993] S6 E7 N6 W7 $ E18 N24 W12 $ E12 N8 $.

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	0940	SHEDS/PORT	0	0	12	34	408.00	SF	30.00	30.00	100	2003	2003	3	22	2,693	
2	0940	SHEDS/PORT	0	0	10	15	150.00	SF	21.00	21.00	100	2001	2001	3	20	630	
3	0350	CARPORT WD	0	0	15	15	225.00	SF	6.50	6.50	100	2008	2008	3	40	585	
4	0350	CARPORT WD	0	0	12	8	96.00	SF	6.50	6.50	100	2008	2008	3	40	250	

LAND DESCRIPTION

TOTAL OB/XF 4,158

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/21/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS