LOT 1
SPRING HILL #5 PB 6/85
{GMHGA6480001575A &

SCZUREK EDWARD J JR &/DIGRAZIA-SCZUREK ROSE
85688 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

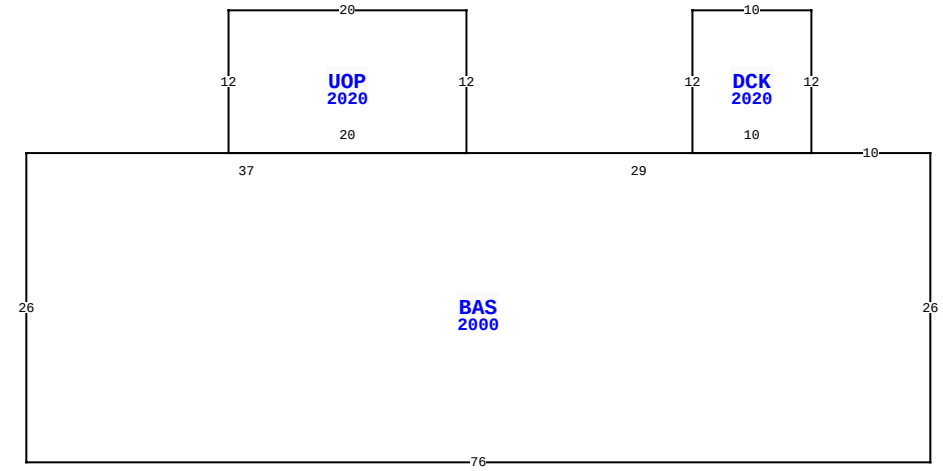
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	103,250
DCK	120	15	18	941
UOP	240	25	60	3,135
TOTALS	2,336		2,054	107,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,054	128.7000	90.09	185,045	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



85688 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,434
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		217,159
SOH/AGL Deduction		59,171
ASSESSED VALUE		157,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,988
TOTAL JUST VALUE		217,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109040	GARAGE	64,612	07/12/2021
003062	MH MOVE-ON	0	04/01/2000
996281	CHNGE SRVC	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1984	5/07/2020	WD	Q	I	01	145,000
GRANTOR: FELIU MANUEL VINCENTE						
GRANTEE: SCZUREK EDWARD J JR						
2145/1042	9/07/2017	WD	Q	I	01	132,800
GRANTOR: DELLER CLETUS & BETH						
GRANTEE: FELIU MANUEL VINCEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 DCK=[YR=2020] N12 W10 S12 E10$ W29
UOP=[YR=2020] N12 W20 S12 E20$ W37 S26 E76 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	1.00	LT		1.00	1.00	0.95	85,000.00	80,750.00	80,750							

REVIEW DATE 02/14/2022 BY KW Total Acres: 0.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

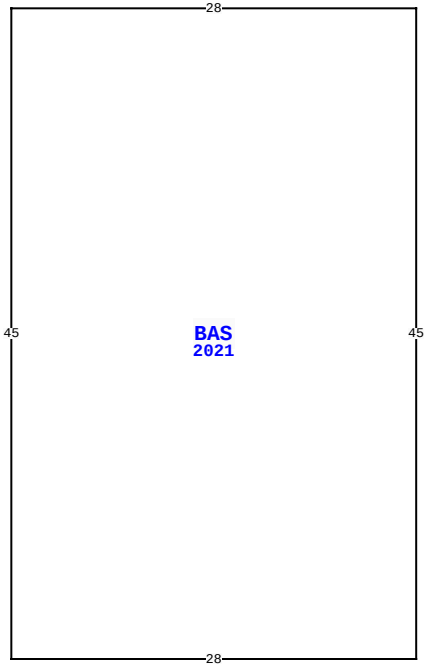
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	26,108
TOTALS	1,260		1,260	26,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,260	59.8000	20.93	26,372	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 1260 HX Base Yr 2022



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GRANTEE: SCZUREK EDWARD J JR						
2145/1042	9/07/2017	WD	Q	I	01	132,800
GRANTOR: DELLER CLETUS & BETH						
GRANTEE: FELIU MANUEL VINCEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W28 S45 E28 N45$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2022 BY KW Total Acres: 0.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/02/2023 BY SYS