LOT 2
SPRING HILL #5 PB 6/85

GALE ROGINA E/KING PAMELA R
85696 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550E-0002-0000

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 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

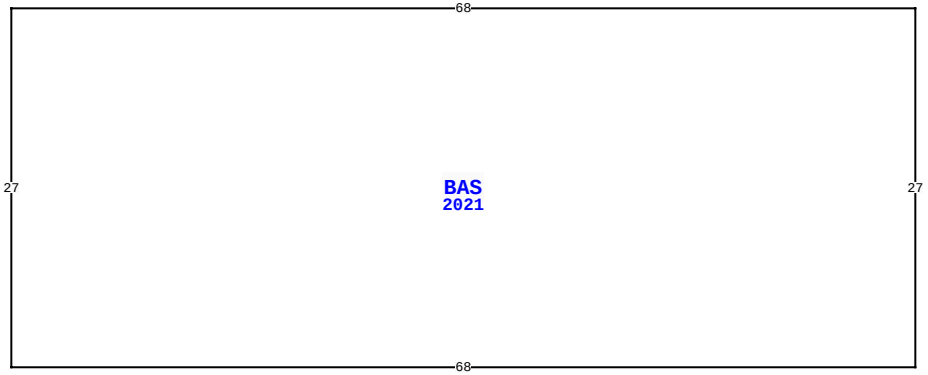
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	181,946
TOTALS	1,836		1,836	181,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	143.0000	100.10	183,784	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,946
TOTAL MARKET OB/XF VALUE		4,190
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		271,136
SOH/AGL Deduction		84,553
ASSESSED VALUE		186,583
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,583
TOTAL JUST VALUE		271,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C213688	CO ISSUED	0	07/02/2021
MH213688	MH MOVE-ON	0	03/25/2021
B2012319	DEMOLITION	10,000	12/10/2020
982133	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0783	10/28/2021	WD	Q	I	02	233,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: GALE ROGINA E & PAM						
2392/1497	9/08/2020	WD	U	I	37	37,000
GRANTOR: POTTER VERN R P/R FOR						
GRANTEE: TIFTON NASSAU LLC						

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

85696 LONNIE CREWS RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S27 E68 N27$.

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	100	20	12	240.00	SF	18.00	18.00	100	2021	2021	3	97	4,190	

LAND DESCRIPTION

TOTAL OB/XF 4,190

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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/21/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS