LOT 4
PT OR 2275/79
1987 SAND SW/MH

TIFTON NASSAU LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

45-2N-28-550E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

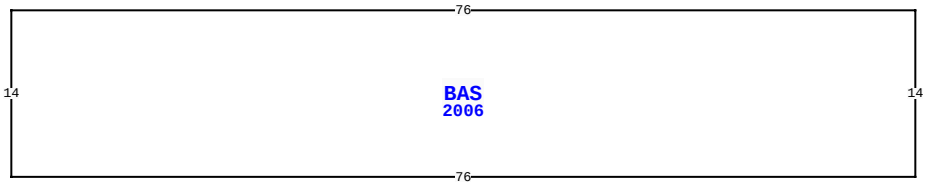
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,976
TOTALS	1,064		1,064	25,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	125.2000	81.38	86,588	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



BLD DATE	04/03/2007 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/26/2023 MLU
AG DATE	

85720 LONNIE CREWS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,976
TOTAL MARKET OB/XF VALUE	834
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	111,810
SOH/AGL Deduction	48,061
ASSESSED VALUE	63,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,749
TOTAL JUST VALUE	111,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982225	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0079	1/01/2019	WD	U	I	11	100
GRANTOR: PETERS ROBERT L						
GRANTEE: TIFTON NASSAU LLC						
2036/1066	3/24/2016	SW	U	I	37	18,000
GRANTOR: RL BB ACQ II-FL DPL L						
GRANTEE: PETERS ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S14 E76 N14$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2002	2002	3	21	134	
2	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2010	2010	3	50	700	

LAND DESCRIPTION

TOTAL OB/XF 834

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	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS