LOT 5
SPRING HILL #5 PB 6/85

**DUKE CHARLES F/DUKE LESTER W**
85730 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

**2023**

**45-2N-28-550E-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

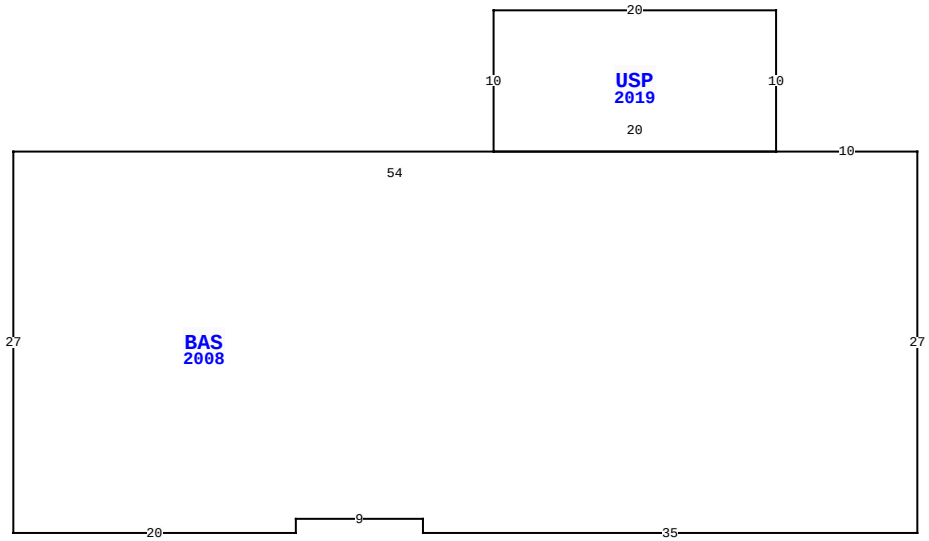
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,719 | 100 | 1,719 | 88,948 |
| USP | 200 | 50 | 100 | 5,174 |
| TOTALS | 1,919 | | 1,819 | 94,123 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,819 | 123.2000 | 86.24 | 156,871 | 1996 | 2006 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1719 HX Base Yr




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

85730 LONNIE CREWS RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 94,123 |
| TOTAL MARKET OB/XF VALUE | 848 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 179,971 |
| SOH/AGL Deduction | 48,154 |
| ASSESSED VALUE | 131,817 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 131,817 |
| TOTAL JUST VALUE | 179,971 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 119,834 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4682 | CO ISSUED | 0 | 10/01/2005 |
| MH4682 | MH MOVE-ON | 0 | 10/01/2005 |
| E15897 | ELEC OTHER | 0 | 10/01/2005 |
| M10525 | MECH OTHER | 0 | 10/01/2005 |
| P10114 | OTHER | 0 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2583/1794 | 8/11/2022 | SW | U | I | 16 | 49,500 |
| GRANTOR: DUKE CHARLES F | | | | | | |
| GRANTEE: DUKE CHARLES F & LE | | | | | | |
| 2306/0671 | 9/17/2019 | WD | Q | I | 02 | 130,000 |
| GRANTOR: JACONO BEVERLY | | | | | | |
| GRANTEE: DUKE CHARLES F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W10 USP=[YR=2019] N10 W20 S10 E20$ W54 S27 E20 N1 E9 S1 E35 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 150.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 848 | |

## LAND DESCRIPTION

TOTAL OB/XF 848

| 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