PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1729/491
{R674058 & R674059 & R674060 &

MILLER CHAD T
85632 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0380

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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	05	Quality Level 05

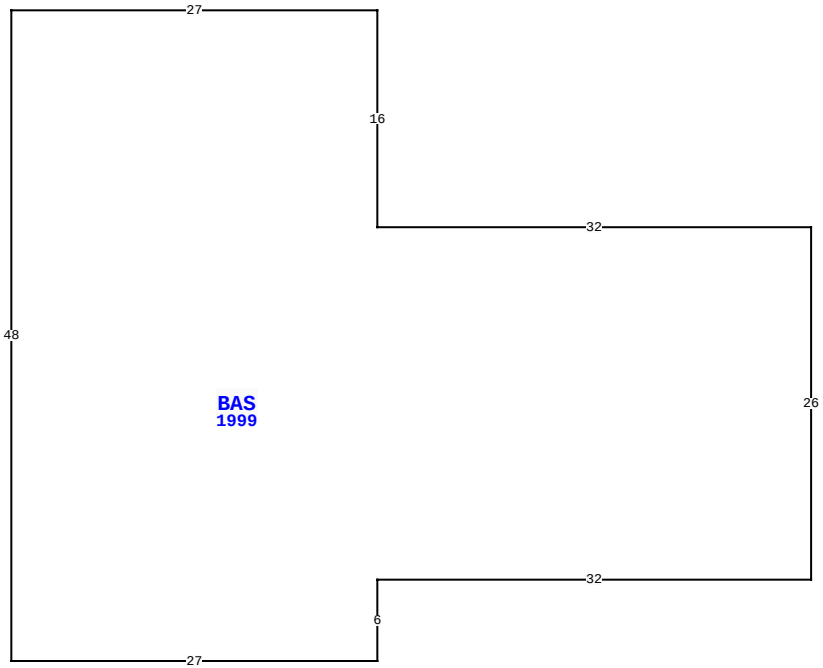
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	98,763
TOTALS	2,128		2,128	98,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	140.6400	105.48	224,461	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2010 Heated Area: 2128 HX Base Yr 2010



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

85632 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,763
TOTAL MARKET OB/XF VALUE		6,793
TOTAL LAND VALUE - MARKET		84,750
TOTAL MARKET VALUE		190,306
SOH/AGL Deduction		105,769
ASSESSED VALUE		84,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,537
TOTAL JUST VALUE		190,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992833	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1729/0491	3/11/2011	PR	U	I	11	100
GRANTOR: MILLER CHAD T P/R						
GRANTEE: MILLER CHAD T						
1729/0490	3/11/2011	QC	U	I	11	100
GRANTOR: DANIEL SHERRY R						
GRANTEE: MILLER CHAD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W32 N16 W27 S48 E27 N6 E32 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2010	2010	3	45	3,888	

LAND DESCRIPTION

TOTAL OB/XF 6,793

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	84,750							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 1.13 Total Land Value: 84,750 Market: 0 Agricultural: 0 Common: 84,750 PRINTED 08/06/2024 BY SYS