PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1851/1348
{2001 PION DW}

MCNULTY ELAINE SCANTLEN/SCANTLEN GAROLD L
2264 SW 14TH COURT
FT LAURDERDALE, FL 33312

2024

35-2N-28-0000-0001-0970

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

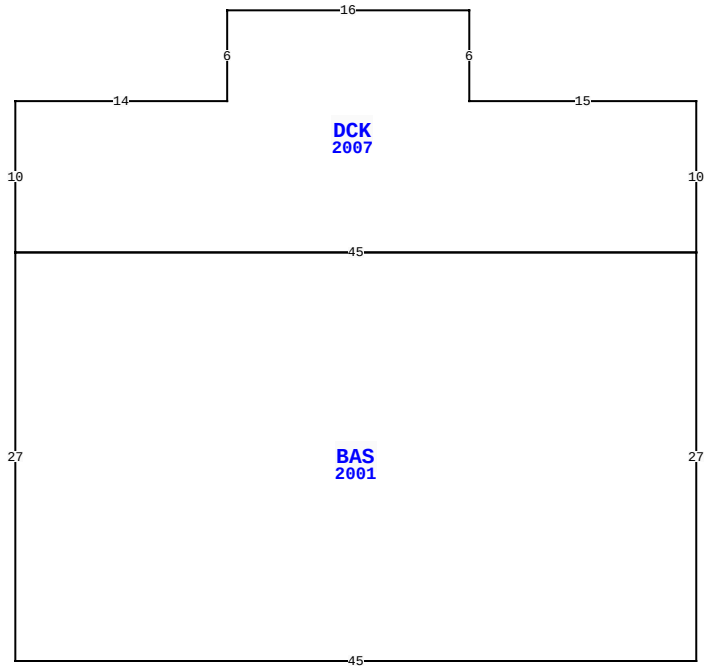
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	52,540
DCK	546	15	82	3,546
TOTALS	1,761		1,297	56,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,297	120.1200	90.09	116,847	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1215 HX Base Yr



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

85618 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,087
TOTAL MARKET OB/XF VALUE	853
TOTAL LAND VALUE - MARKET	84,375
TOTAL MARKET VALUE	141,315
SOH/AGL Deduction	37,326
ASSESSED VALUE	103,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,989
TOTAL JUST VALUE	141,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19351	CARPORT	8,580	01/01/2007
003175	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0748	12/15/2005	WD	U	I	23	82,000
GRANTOR: NOLAN DANIEL G						
GRANTEE: MCNULTY ELAINE S &						
1851/1348	12/07/2005	WD	U	I	07	100
GRANTOR: NOLAN DANIEL G						
GRANTEE: MCNULTY ELAINE SCAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W15 N6 W16 S6 W14 S10 BAS=[YR=2001] S27 E45 N27 W45 $ E45 N10 $.

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	0351	CARPORT MT	0	0	25	22	550.00	SF	5.00	5.00	100	2007	2007	3	31	853	

LAND DESCRIPTION

TOTAL OB/XF 853

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	0		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	84,375							

REVIEW DATE 01/17/2023 BY DJ Total Acres: 1.13 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 08/06/2024 BY SYS