PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 2544/1313

BUHR RONNIE LEE & TAMMY YVONNE
85606 LONNIE CREW RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-1000

BUILDING CHARACTERISTICS

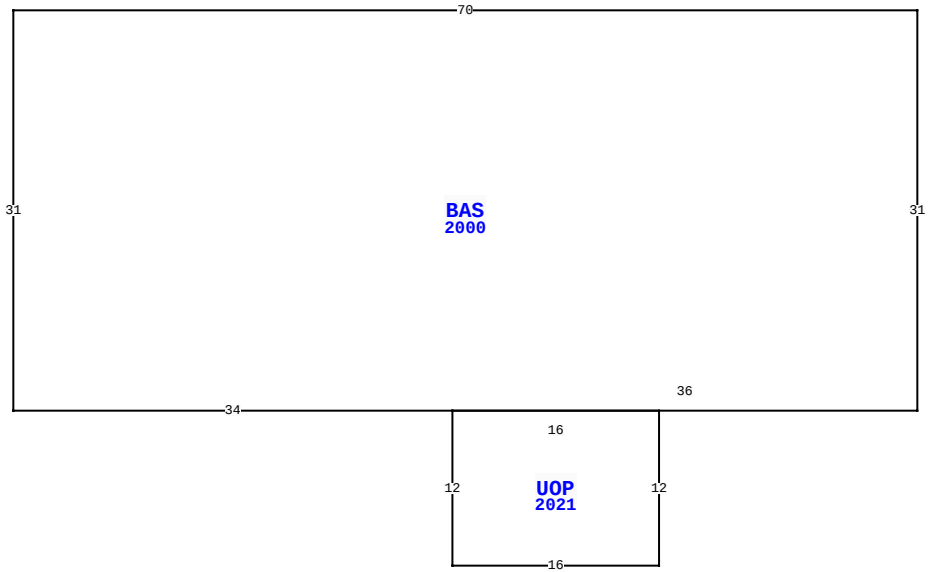
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	2,170	100	2,170	127,961
UOP	192	25	48	2,830
TOTALS	2,362		2,218	130,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,218	140.4000	105.30	233,555	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2023 Heated Area: 2170 HX Base Yr 2023



85606 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,144
TOTAL MARKET OB/XF VALUE		8,756
TOTAL LAND VALUE - MARKET		84,375
TOTAL MARKET VALUE		243,275
SOH/AGL Deduction		0
ASSESSED VALUE		243,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,275
TOTAL JUST VALUE		243,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005802	GARAGE	35,928	04/14/2022
22005803	CARPORT	16,766	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1313	2/28/2022	WD	Q	I	01	223,000
GRANTOR: SCARBERRY BROOKE M						
GRANTEE: BUHR RONNIE LEE & T						
2299/1052	8/03/2019	QC	U	I	11	31,300
GRANTOR: SCHRANTZ CATHERINE A						
GRANTEE: SCARBERRY BROOKE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W70 S31 E34 UOP=[YR=2021] S12 E16 N12 W16$ E36 N31 $.

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	100	14	40	560.00	SF	10.00	10.00	100	2022	2022	3	97	5,432	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2013	2013	3	60	384	

LAND DESCRIPTION

TOTAL OB/XF 8,756

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	0006	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	75,000.00	75,000.00	84,375							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 1.13 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 08/06/2024 BY SYS

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2024

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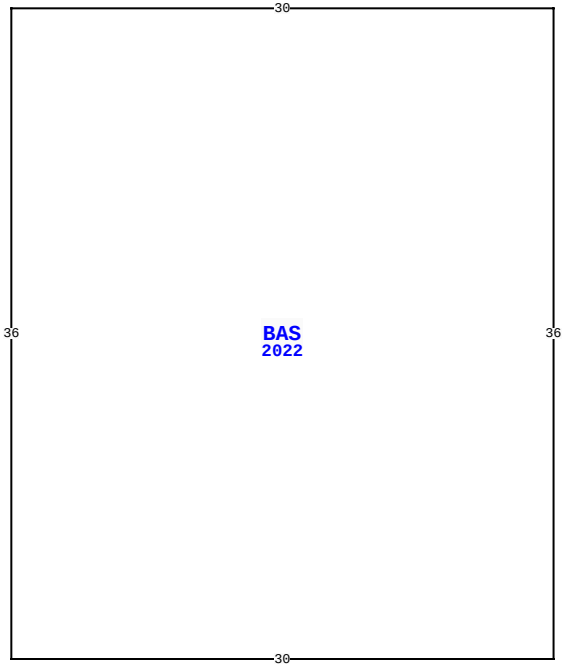
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo		N/A 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	1,080	100	1,080	19,353
TOTALS	1,080		1,080	19,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	51.7000	18.10	19,548	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1080 HX Base Yr 2023



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GRANTOR: SCHRANTZ CATHERINE A						
GRANTEE: SCARBERRY BROOKE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S36 E30 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/07/2022 BY DJ Total Acres: 1.13 Total Land Value: 84,375 Market: 0 Agricultural: 0 Common: 84,375 PRINTED 08/06/2024 BY SYS