IN OR 2515/571
2003 MERT DW

PADGHAM ROBERT L & KAREN D
85599 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-1040

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

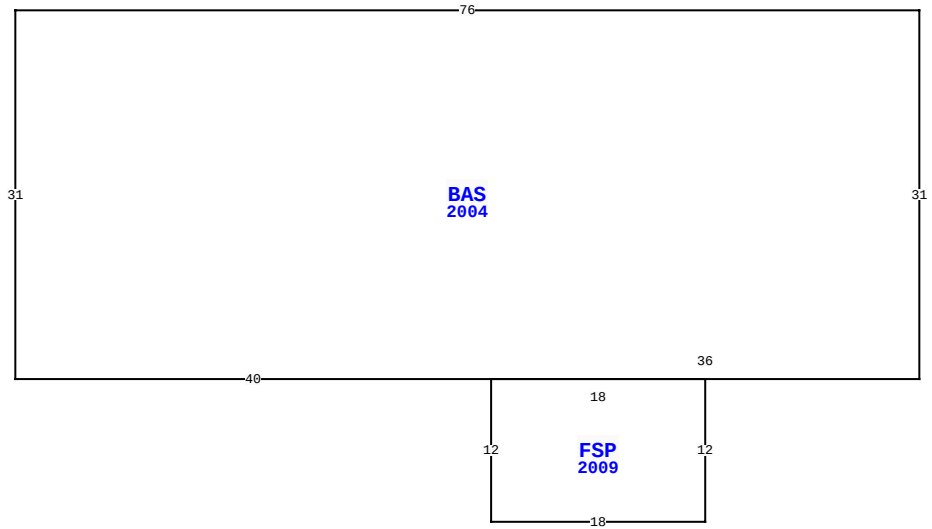
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	152,915
FSP	216	60	130	8,437
TOTALS	2,572		2,486	161,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,486	131.1200	98.34	244,473	2003	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



85599 LONNIE CREWS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,352
TOTAL MARKET OB/XF VALUE		8,240
TOTAL LAND VALUE - MARKET		163,200
TOTAL MARKET VALUE		332,792
SOH/AGL Deduction		154,600
ASSESSED VALUE		178,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,192
TOTAL JUST VALUE		332,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0571	11/12/2021	WD	Q	I	01	271,000
GRANTOR: CARMAN DIANNE C						
GRANTEE: PADGHAM ROBERT L &						
1899/1241	1/06/2014	WD	U	I	40	160,000
GRANTOR: SWEAT JACQUELYN S						
GRANTEE: CARMAN WARREN S & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S31 E40 FSP=[YR=2009] S12 E18 N12 W18$ 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	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	1989	1989	3	57	1,260	
2	0510	GARAGE WD-	0	100	12	30	360.00	SF	35.00	35.00	100	1988	1988	3	20	2,520	
3	0754	FOP	0	100	10	20	200.00	SF	15.00	15.00	100	1988	1988	3	20	600	
4	0350	CARPORT WD	0	100	30	10	300.00	SF	13.00	13.00	100	1988	1988	3	20	780	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 8,240

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	0006	OR	0.00	0.00	2.56	AC		1.00	1.00	0.85	75,000.00	63,750.00	163,200							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 2.56 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 08/06/2024 BY SYS