BLOCK 3 LOT 4
1995 GRAN DW
IN OR 1783/133

MCSWAIN CHARLES R
85106 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

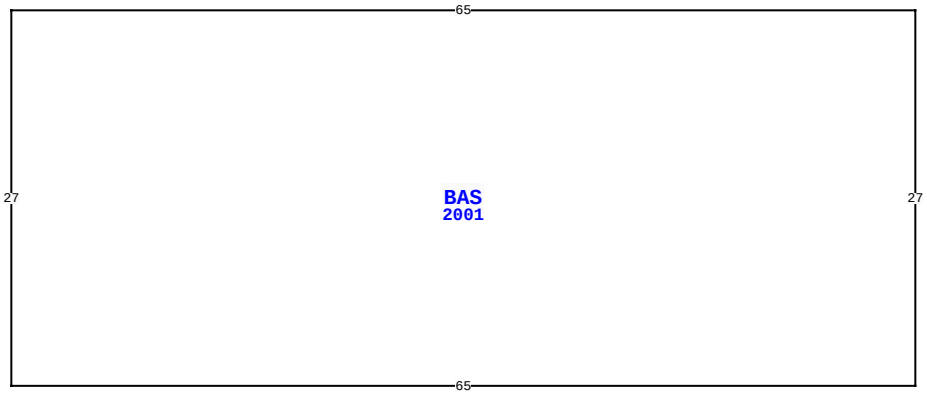
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,755	100	1,755	46,280
TOTALS	1,755		1,755	46,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	117.2000	87.90	154,264	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2002 Heated Area: 1755 HX Base Yr 2002



85106 LONNIE CREWS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,279
TOTAL MARKET OB/XF VALUE		11,576
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,855
SOH/AGL Deduction		64,673
ASSESSED VALUE		78,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,182
TOTAL JUST VALUE		142,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-925	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1783/0133	3/09/2012	QC	U	I	11	100
GRANTOR: MCSWAIN KELLIE S						
GRANTEE: MCSWAIN CHARLES R						
1412/1278	5/17/2006	DG	U	I	01	29,450
GRANTOR: MCSWAIN CHARLES R						
GRANTEE: MCSWAIN CHARLES R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W65 S27 E65 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
1	1242	WD DECK A	0	100	26	10	260.00	SF	10.00	10.00	100	2001	2001	3	20	520	
2	1242	WD DECK A	0	100	26	19	494.00	SF	10.00	10.00	100	2001	2001	3	20	988	
3	0820	WOOD WALK	0	100	4	53	212.00	SF	11.75	11.75	100	2001	2001	3	40	996	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2004	2004	3	36	9,072	

LAND DESCRIPTION

TOTAL OB/XF 11,576

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS