BLOCK 3 LOT 5
IN OR 536 PG 441
R235775 & R235776

BYRD SUSIE JANE EST
85090 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

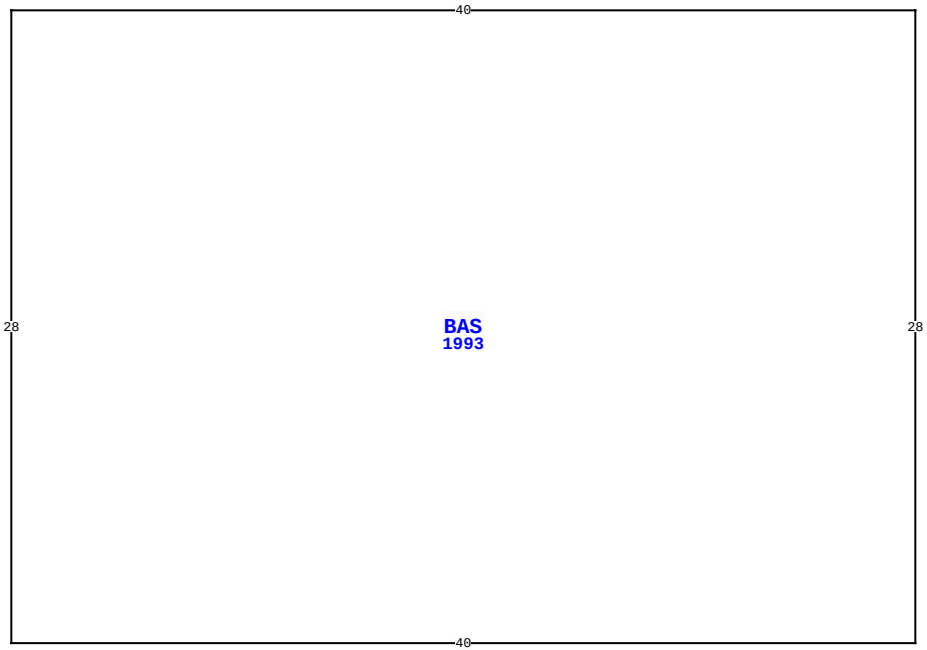
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	28,977
TOTALS	1,120		1,120	28,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	123.2000	86.24	96,589	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1120 HX Base Yr



85090 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	28,977
TOTAL MARKET OB/XF VALUE	6,221
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	120,198
SOH/AGL Deduction	45,792
ASSESSED VALUE	74,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,406
TOTAL JUST VALUE	120,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0441	2/08/1988	WD	U	I	10	6,000
GRANTOR: SHEFFIELD & LEE						
GRANTEE: BYRD MICHAEL J						
0344/0297	9/01/1981	CD	Q	V		5,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E40 N28 $.

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	0200	BARN WD 0-	0	0	20	20	400.00	SF	15.00	15.00	100	1987	1987	3	20	1,200	
2	0811	CONCRETE B	0	0	40	18	720.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,853	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2004	2004	3	22	1,584	
4	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2004	2004	3	22	1,584	

LAND DESCRIPTION

TOTAL OB/XF 6,221

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	0		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