

BLOCK 3 LOT 9 1974 CHEC SW
IN OR 1650/112
HOLLY POINT NORTH 2 PB 4/80

HERNDON JAMES R SR
85032 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0003-0090



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	

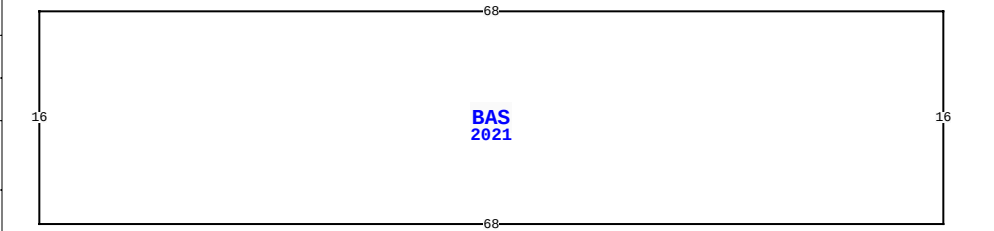
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	155,618
TOTALS	1,088		1,088	155,618

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
1	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 12/16/2021 BY NW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	02	1,088	115.0000	143.75	156,400	2021	2021	0	0	0.50	99.50
2 SNGL FAM - 100% - 0						Heated Area: 1088			HX Base Yr		



85032 LONNIE CREWS RD, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		155,618	
TOTAL MARKET OB/XF VALUE		192	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		240,810	
SOH/AGL Deduction		137,556	
ASSESSED VALUE		103,254	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		53,254	
TOTAL JUST VALUE		240,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		171,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003163	CO ISSUED	0	10/13/2021
21008862	DEMOLITION	2,000	08/18/2021
R10643	REPAIR/RRF	1,000	08/01/2007
B20393	ADDITION	33,280	08/01/2007
MH013448	MH MOVE-ON	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1650/0112	11/23/2009	QC	U	I	11	100	
GRANTOR: LITTLE LINDA F							
GRANTEE: HERNDON JAMES R SR							
1230/0497	5/13/2004	QC	U	I	01	100	
GRANTOR: LITTLE TIMOTHY C							
GRANTEE: LITTLE LINDA F							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2021] W68 S16 E68 N16\$.														

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