BLOCK 4 LOT 1
IN OR 814 PG 1959
R672947 & R672948

SUMNER DAVID W & LAURA
85166 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0004-0010

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

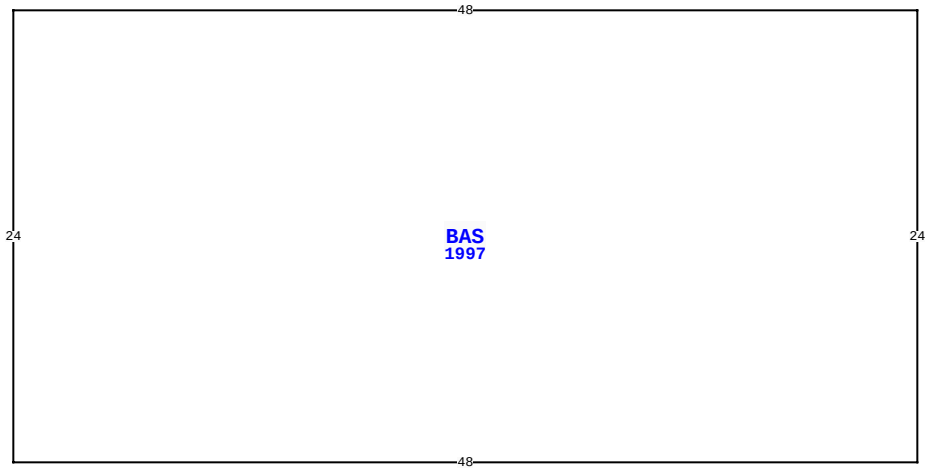
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,869
TOTALS	1,152		1,152	27,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	115.2000	80.64	92,897	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1152 HX Base Yr 1998



85166 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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		27,869
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		112,997
SOH/AGL Deduction		71,245
ASSESSED VALUE		41,752
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,752
TOTAL JUST VALUE		112,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,106

BLDG:1:4: 1990 FLEETWOOD (1998)
BLDG:1:3: RP: 672947 & 672948
BLDG:1:1: DW/MH/ID: GAFLL05(A/B)17020CH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0814/1959	11/26/1997	WD	U	I	01	22,714
GRANTOR: SUMNER BILLY J & MARI						
GRANTEE: SUMNER DAVID & LAUR						
0554/0089	10/07/1988	CT	U	V	14	11,200
GRANTOR: CLERK OF COURT						
GRANTEE: SUMNER BILLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24$.

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	0	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS