BLOCK 4 LOT 3
HOLLY POINT NORTH 2 PB 4/80

BLAKE DALLAS
85196 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525P-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

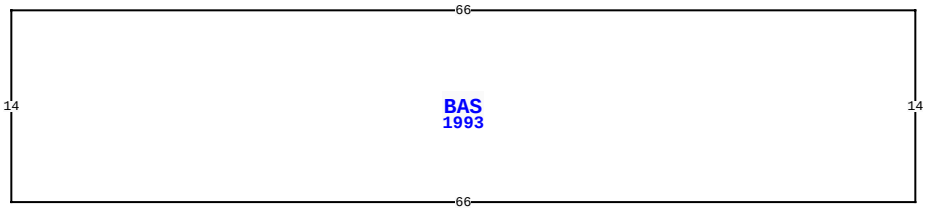
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,628
TOTALS	924		924	18,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.0000	67.20	62,093	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85196 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	18,628
TOTAL MARKET OB/XF VALUE	999
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	104,627
SOH/AGL Deduction	43,590
ASSESSED VALUE	61,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,037
TOTAL JUST VALUE	104,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9117	MH MOVE-ON	15,000	11/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/594	3/06/2024	WD	U	I	30	100,000
GRANTOR: BLAKE DEAN & TRUDY						
GRANTEE: BLAKE DALLAS						
1056/0741	5/20/2002	WD	Q	I		53,000
GRANTOR: JENSEN WILLIAM D						
GRANTEE: BLAKE DEAN & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	
2	0811	CONCRETE B	0	0	0	0	160.00	SF	5.20	5.20	100	1997	1997	3	73	607	
3	0351	CARPORT MT	0	0	20	10	200.00	SF	6.60	6.60	100	1997	1997	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 999

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