BLOCK 4 LOT 5
HOLLY POINT NORTH 2 PB 4/80

**SUTTON MORGAN**
85246 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

**2024**

**36-2N-27-525P-0004-0050**

## 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 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 |

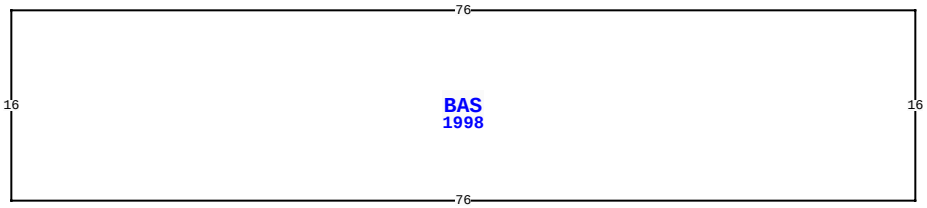
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 58,047 |
| TOTALS | 1,216 | | 1,216 | 58,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,216 | 122.4000 | 91.80 | 111,629 | 1998 | 2003 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2024 Heated Area: 1216 HX Base Yr 2024




85246 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 | | 58,047 |
| TOTAL MARKET OB/XF VALUE | | 872 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 143,919 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 143,919 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,919 |
| TOTAL JUST VALUE | | 143,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,173 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 982112 | MH MOVE-ON | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2648/1002 | 6/16/2023 | QC | U | I | 11 | 100 |
| GRANTOR: SUTTON JAMES ROBERT | | | | | | |
| GRANTEE: SUTTON MORGAN | | | | | | |
| 1572/0070 | 6/17/2008 | QC | U | I | 06 | 100 |
| GRANTOR: MILLS LEE | | | | | | |
| GRANTEE: SUTTON JAMES ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E76 N16$.

## 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 | 0752 | USP | 0 | 100 | 11 | 10 | 110.00 | SF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 20 | 330 | |
| 2 | 1243 | WD DECK F | 0 | 100 | 17 | 10 | 170.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 20 | 272 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 10 | 100.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 872

| 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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS