

BLOCK 1 LOT 1  
IN OR 1967/878 & OR 1982/997  
HOLLY POINT NORTH 3 PB 5/24

WILLIAMSON JO ANN  
85125 LONNIE CREWS RD  
FERNANDINA BEACH, FL 32034

**2024**

36-2N-27-5250-0001-0010  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 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		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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
BAS	924	100	924
UOP	100	25	25
TOTALS	1,024		949

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0800	02	949	105.2000	78.90	74,876	1994	1999	0	0	56.00	44.00															
1 M/H 94+ - 100% - 2021 Heated Area: 924 HX Base Yr 2021																										
<table border="1"> <tr> <td>BLD DATE</td> <td>08/17/2015</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>05/26/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	08/17/2015	KK	LGL DATE		XF DATE			LAND DATE	05/26/2023	INC DATE			AG DATE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		32,945	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		117,945	
SOH/AGL Deduction		45,436	
ASSESSED VALUE		72,509	
TOTAL EXEMPTION VALUE	HX HB	47,509	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		117,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,851	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155650	MH MOVE-ON	0	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0997	5/28/2015	QC	U	V	11	100
GRANTOR: SALTS STEVEN MICHAEL						
GRANTEE: WILLIAMSON JO ANN						
1967/0878	3/09/2015	WD	Q	V	01	21,000
GRANTOR: HUFFMAN NANCY						
GRANTEE: WILLIAMSON JO ANN &						

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	OB/XF MKT VALUE	NOTES

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W38 UOP=[YR=2020] N10 W10 S10 E10\$ W28 S14 E66 N14\$.

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	150.00	451.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							