BLOCK 1 LOT 5
HOLLY POINT NORTH 3 PB 5/24

TYLER ROBERT C & STEPHANIE
85179 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525Q-0001-0050

BUILDING CHARACTERISTICS

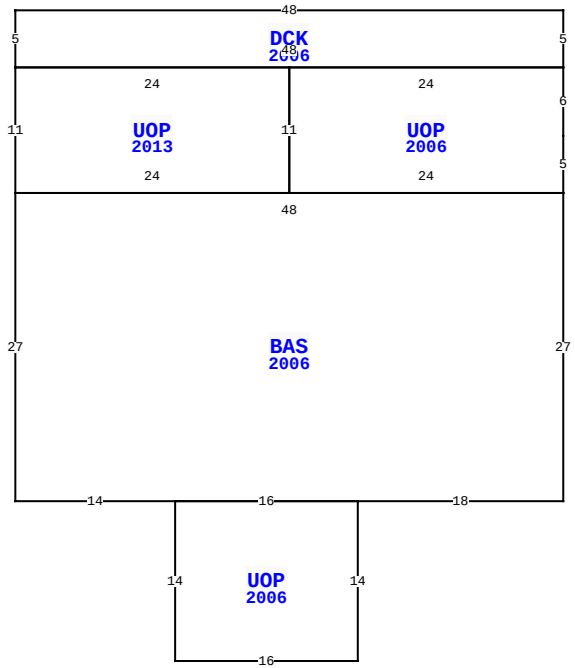
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	1,296	67,060
DCK	240	15	36	1,863
UOP	224	25	56	2,897
UOP	264	25	66	3,415
UOP	264	25	66	3,415
TOTALS	2,288		1,520	78,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,520	123.2000	92.40	140,448	1999	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 1296 HX Base Yr 2007



85179 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		78,651
TOTAL MARKET OB/XF VALUE		10,793
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		174,444
SOH/AGL Deduction		103,080
ASSESSED VALUE		71,364
TOTAL EXEMPTION VALUE	HX HB	46,364
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		174,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,285

BLDG:1:4: 1999 IN-HOUSE SPRING / ASSESSED 2007.
BLDG:1:2: RP: 20009368 & 20009364
BLDG:1:1: DW/MH/ID: GAFLX34(A/B)297810K21

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1360	5/13/2024	WD	U	I	11	100
GRANTOR: TYLER ROBERT C						
GRANTEE: TYLER ROBERT C & ST						
1969/0303	3/18/2015	WD	U	I	11	100
GRANTOR: TYLER ROBERT MARVIN						
GRANTEE: TYLER ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-48,27] S27 E14 E16 E18 N27 W48 $
DCK=[YR=2006;ORIG=0,11] W48 S5 E48 N5 $
UOP=[YR=2013;ORIG=-48,16] S11 E24 N11 W24 $
UOP=[YR=2006;ORIG=0,27] N5 N6 W24 S11 E24 $
UOP=[YR=2006;ORIG=-34,54] S14 E16 N14 W16 $
.

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	0810	CONCRETE A	0	100	0	0	487.00	SF	6.50	6.50	100	2001	2001	3	80	2,532	
2	0510	GARAGE WD-	0	100	26	27	702.00	SF	29.75	29.75	100	2002	2002	3	30	6,265	
3	0351	CARPORT MT	0	100	36	30	1,080.00	SF	7.70	7.70	100	2002	2002	3	24	1,996	

LAND DESCRIPTION

TOTAL OB/XF 10,793

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS