BLOCK 2 LOT 2
IN OR 1312/1918
1985 BEACH COMBER SW/MH

HAMPTON TIMOTHY J/HAMPTON RYAN
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525Q-0002-0020

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	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	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

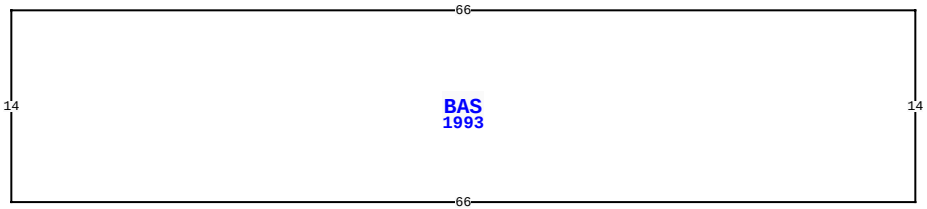
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,861
TOTALS	924		924	18,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.2000	68.04	62,869	1984	1984	0	0	0	70.00	30.00

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



85289 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	18,861
TOTAL MARKET OB/XF VALUE	1,773
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	105,634
SOH/AGL Deduction	43,254
ASSESSED VALUE	62,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,380
TOTAL JUST VALUE	105,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,453

BLDG:1:1: SW/MH/ID SSM-FLA-C-81901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/1918	4/27/2005	WD	Q	I		35,000
GRANTOR: CAROLINA LAND COMPANY						
GRANTEE: HAMPTON TIMOTHY J &						
0758/1618	5/03/1996	WD	Q	I		30,500
GRANTOR: POTOCHNIK ROBERT & MA						
GRANTEE: CAROLINA LAND COMPA						

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	2010	2010	3	45	288	
2	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00	30.00	100	2012	2012	3	55	1,485	

LAND DESCRIPTION

TOTAL OB/XF 1,773

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 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS