BLOCK 2 LOT 4
IN OR 1561/572
R787596 & R787597

NETTLES JERRY/KESLAR BRENDA K
85337 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

**2024**

**36-2N-27-525Q-0002-0040**

## BUILDING CHARACTERISTICS

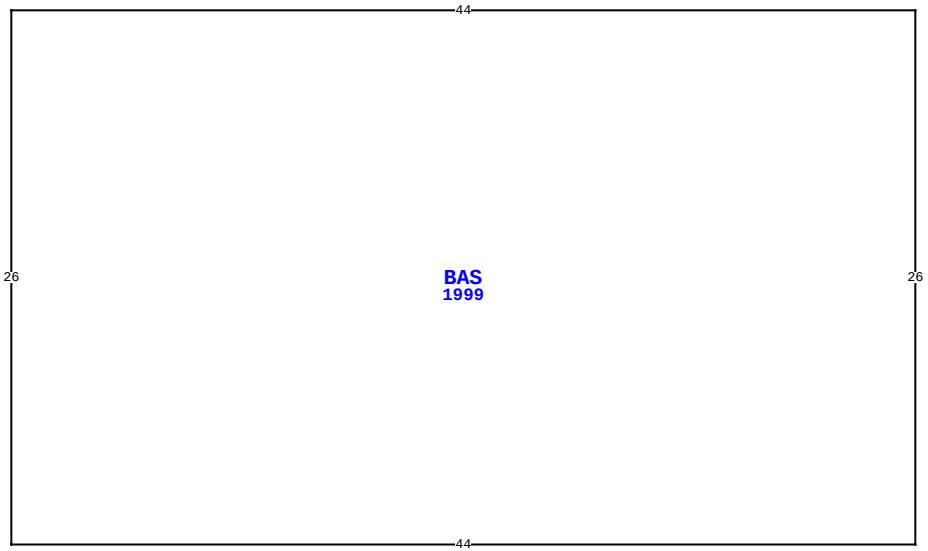
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,144 | 100 | 1,144 | 50,124 |
| TOTALS | 1,144 | | 1,144 | 50,124 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,144 | 127.0000 | 95.25 | 108,966 | 1995 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 2023 Heated Area: 1144 HX Base Yr 2023




85337 LONNIE CREWS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 01/04/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 50,124 |
| TOTAL MARKET OB/XF VALUE | | 5,746 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 140,870 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 140,870 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 90,870 |
| TOTAL JUST VALUE | | 140,870 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 139,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1561/0572 | 4/16/2008 | QC | U | I | 01 | 20,000 |
| GRANTOR: NETTLES JERRY | | | | | | |
| GRANTEE: NETTLES JERRY & BRE | | | | | | |
| 0736/0872 | 8/14/1995 | WD | U | V | 01 | 7,200 |
| GRANTOR: NETTLES COLIN & LOIS | | | | | | |
| GRANTEE: NETTLES JERRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W44 S26 E44 N26$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 24 | 480.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 24 | 4,032 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 12 | 12 | 144.00 | SF | 13.00 | 13.00 | 100 | 2010 | 2010 | 3 | 45 | 842 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 288 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 6 | 6 | 36.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 72 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 93.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 186 | |
| 6 | 0851 | PATIO STON | 0 | 100 | 0 | 0 | 186.00 | SF | 0.75 | 0.75 | 100 | 2000 | 2000 | 3 | 79 | 110 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 42.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 216 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,746

| 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 | 0006 | OR | 150.00 | 291.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 12/29/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS