BLOCK 2 LOT 7
HOLLY POINT NORTH 3 PB 5/24

CARRE RHIANNON LEIGH/JACOBS TYRONE
85379 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525Q-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

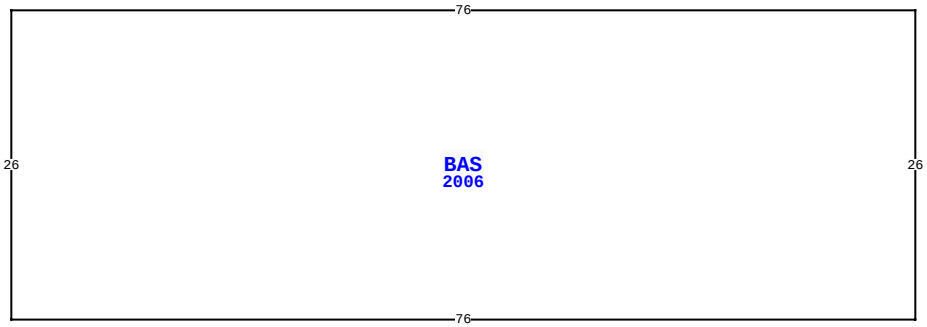
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	90,319
TOTALS	1,976		1,976	90,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	117.2000	87.90	173,690	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 50% - 2020 Heated Area: 1976 HX Base Yr 2020



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,319
TOTAL MARKET OB/XF VALUE		3,285
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		178,604
SOH/AGL Deduction		53,330
ASSESSED VALUE		125,274
TOTAL EXEMPTION VALUE	HA HAB	30,289
BASE TAXABLE VALUE		94,985
TOTAL JUST VALUE		178,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992785	MH MOVE-ON	0	07/01/1999
7236	MH MOVE-ON	7,700	04/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0064	2/23/2021	QC	U	I	11	38,000
GRANTOR: CARRE RHIANNON LEIGH						
GRANTEE: CARRE RHIANNON LEIG						
2192/1232	4/26/2018	WD	Q	I	01	90,000
GRANTOR: SMITH DAVID R						
GRANTEE: CARRE RHIANNON LEIG						

BLD DATE	05/16/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

85379 LONNIE CREWS RD, FERNANDINA BEACH

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	50	4	6	24.00	SF	10.00	10.00	100	1999	1999	3	20	48	
2	1242	WD DECK A	0	50	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	20	192	
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S26 E76 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 3,285

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	50		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS