

BLOCK 3 LOT 1
IN OR 824 PG 1249
R674067 & R674068

MANNING JENNIE L
85497 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-5250-0003-0010



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 100
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
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	1,456	100	1,456	36,080
TOTALS	1,456		1,456	36,080

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
3	0940	SHEDS/PORT	0 100	9	10	90.00	SF	30.00	30.00	100	1985	1985	3	20	540	
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	

LAND DESCRIPTION			TOTAL OB/XF 3,338													
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
1	000102	C	SFR/MH	100		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,456	118.0000	82.60	120,266	1986	1986	0	0	70.00	30.00
1 M/H 93- - 100% - 1999 Heated Area: 1456 HX Base Yr 1999											
28 52 28											
BAS 1993											
452											

85497 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		36,080	
TOTAL MARKET OB/XF VALUE		3,338	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		124,418	
SOH/AGL Deduction		82,045	
ASSESSED VALUE		42,373	
TOTAL EXEMPTION VALUE		HX HB WX 30,000	
BASE TAXABLE VALUE		12,373	
TOTAL JUST VALUE		124,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0824/1249	3/02/1998	WD	Q	I		35,000	
GRANTOR: PITTMAN KATHY B							
GRANTEE: MANNING WINSON & JE							
0821/0034	1/29/1998	WD	U	I	06	100	
GRANTOR: PITTMAN JERRY D							
GRANTEE: PITTMAN KATHY B							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W52 S28 E52 N28\$.															

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