

TYLER DANIEL/KINGERY JENNIFER
85719 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550D-0003-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

Quality

05

Quality Level 05

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

74,071

UOP

168

25

42

2,400

TOTALS

1,464

1,338

76,472

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

1242

WD DECK A

0 50

0 0

624.00 SF

10.00

10.00

100

1997

1997

3

20

1,248

2

1242

WD DECK A

0 50

54 12

648.00 SF

10.00

10.00

100

1999

1999

3

20

1,296

3

0810

CONCRETE A

0 50

0 0

25.00 SF

6.50

6.50

100

1999

1999

3

77

125

4

0510

GARAGE WD-

0 50

24 16

384.00 SF

29.75

29.75

100

1999

1999

3

27

3,084

5

0812

CONCRETE C

0 50

0 0

3,077.00 SF

4.00

4.00

100

2000

2000

3

79

9,723

6

0351

CARPORT MT

0 50

30 48

1,440.00 SF

10.00

10.00

100

2021

2021

3

93

13,392

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0.00

0.00

2.00

AC

1.00

1.00

1.00

75,000.00

75,000.00

150,000

REVIEW DATE

01/06/2023

BY

NWA

Total Acres:

2.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,338

141.1200

105.84

141,614

1996

2004

0

0

0

46.00

54.00

Heated Area:

1296

HX Base Yr

2020

UOP

2010

BAS

1997

BLD DATE

REF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/30/2023

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2267/0305

4/09/2019

WD Q

I

I

01

130,000

GRANTOR: GIES SCOTT W

GRANTEE: TYLER DANIEL & JENN

1701/0371

9/07/2010

WD U

I

I

11

42,000

GRANTOR: AMERICAN GENERAL HOME

GRANTEE: GIES SCOTT W

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] N12 W14 S12 E14\$ BAS=[YR=1997] W48 S27 E48 N27\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4