LOT 4
SPRING HILL #4 PB 6/43

HICKOX LAURA M/THORNTON JENNIFER L ET AL
55015 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2024

45-2N-28-550D-0004-0000

BUILDING CHARACTERISTICS

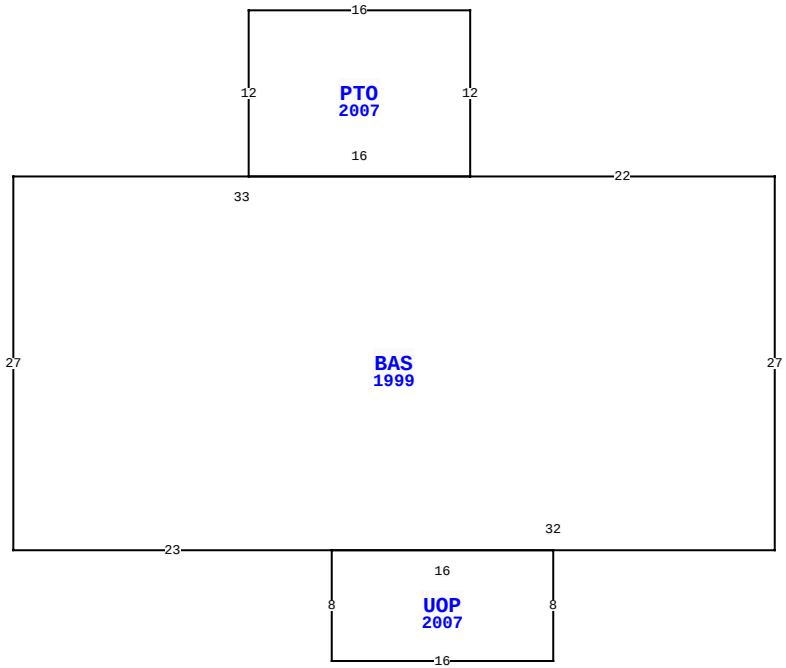
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,485	100	1,485	52,297
PTO	192	5	10	352
UOP	128	25	32	1,127
TOTALS	1,805		1,527	53,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,527	120.4000	90.30	137,888	1999	1999	0	0	5	56.00	39.00

1 M/H 94+ – 0% - 2024 Heated Area: 1485 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

85735 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,721
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	199,971
SOH/AGL Deduction	0
ASSESSED VALUE	199,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,971
TOTAL JUST VALUE	199,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107020	GARAGE	38,152	05/28/2021
992848	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/584	6/04/2024	FJ	U	I	11	0
GRANTOR: THORNTON BILLY J EST						
GRANTEE: HICKOX LAURA M						
0873/1577	3/10/1999	WD	Q	V		25,000
GRANTOR: SHEFFIELD WM F ET AL						
GRANTEE: THORNTON BILLY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 PTO=[YR=2007] N12 W16 S12 E16 $ W33 S27 E23 UOP=[YR=2007] S8 E16 N8 W16 $ E32 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.75	AC		1.00	1.00	1.00	75,000.00	75,000.00	131,250							

REVIEW DATE 02/14/2022 BY KW Total Acres: 1.75 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

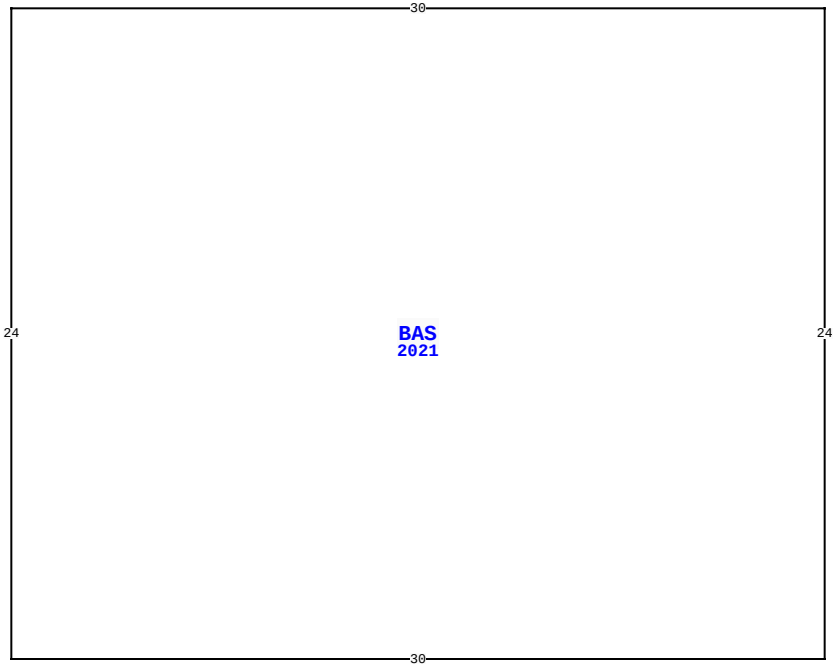
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,945
TOTALS	720		720	14,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	21.18	15,250	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 2024 Heated Area: 720 HX Base Yr



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INCOME VALUE	
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GRANTEE: THORNTON BILLY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/14/2022 BY KW Total Acres: 1.75 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/06/2024 BY SYS