LOTS 6 & 7
IN OR 881/1466 & OR 898/948
R673452 & R673453

SKIPPER ROBERT E JR
85763 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550D-0006-0000

BUILDING CHARACTERISTICS

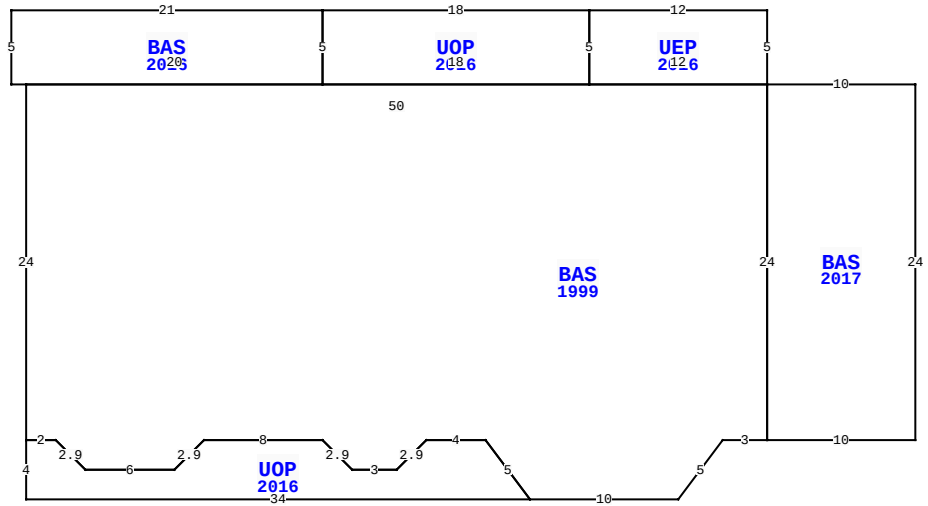
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	25	MOD METAL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,278	100	1,278	30,112
BAS	105	100	105	2,474
BAS	240	100	240	5,655
UEP	60	70	42	990
UOP	90	25	22	518
UOP	104	25	26	613
TOTALS	1,877		1,713	40,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,713	112.2000	78.54	134,539	1975	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1623 HX Base Yr 2000



85763 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,337
TOTAL MARKET OB/XF VALUE		1,008
TOTAL LAND VALUE - MARKET		95,250
TOTAL MARKET VALUE		158,595
SOH/AGL Deduction		83,713
ASSESSED VALUE		74,882
TOTAL EXEMPTION VALUE	HX HB	34,309
BASE TAXABLE VALUE		40,573
TOTAL JUST VALUE		158,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013446	MH MOVE-ON	0	04/01/2001
992700	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1466	5/05/1999	WD	Q	V		21,000

GRANTOR: SHEFFIELD WILLIAM F E

GRANTEE: SKIPPER ROBERT E JR

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2016] W12 UOP=[YR=2016] W18 BAS=[YR=2016] W21 S5 E1 BAS=[YR=1999] S24 UOP=[YR=2016] S4 E34 U4 L3 W4 D2 L2 W3 L2 U2 W8 L2 D2 W6 L2 U2 W2$ E2 D2 R2 E6 U2 R2 E8 D2 R2 E3 U2 R2 E4 D4 R3 E10 U4 R3 E3 BAS=[YR=2017] E10 N24 W10 S24$ N24 W50$ E20 N5$ S5 E18 N5$ S5 E12 N5$.

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	0680	POLE SHED	0	100	28	15	420.00	SF	6.00	6.00	100	2005	2005	3	40	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	75,000.00	75,000.00	95,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.27 Total Land Value: 95,250 Market: 0 Agricultural: 0 Common: 95,250 PRINTED 08/06/2024 BY SYS

LOTS 6 & 7
IN OR 881/1466 & OR 898/948
R673452 & R673453

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

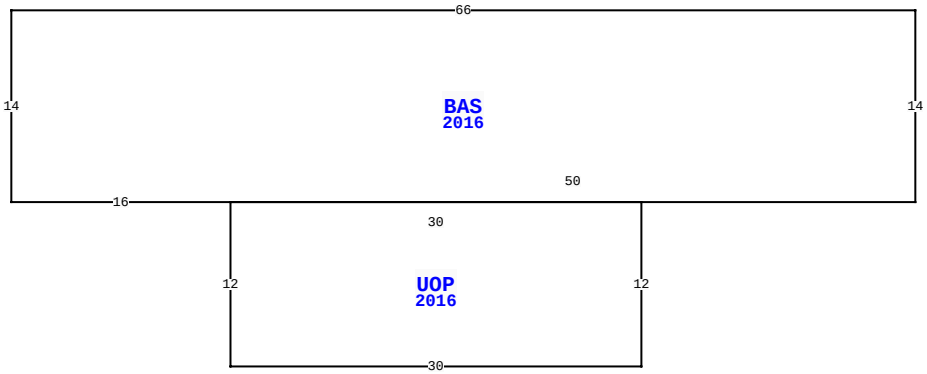
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	924	100	924	20,025
UOP	360	25	90	1,951
TOTALS	1,284		1,014	21,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,014	103.2000	72.24	73,251	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2000 Heated Area: 924 HX Base Yr 2000



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GRANTOR: SHEFFIELD WILLIAM F E

GRANTEE: SKIPPER ROBERT E JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S14 E16 UOP=[YR=2016] S12 E30 N12 W30$ E50 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.27 Total Land Value: 95,250 Market: 0 Agricultural: 0 Common: 95,250 PRINTED 08/06/2024 BY SYS