

SABATINE TERESA
85708 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCD

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 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 Units

1. 1. 100
0 100

Quality

05 Quality Level 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4004.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,296

100

1,296

102,527

DCK

120

15

18

1,424

UOP

460

25

115

9,098

TOTALS

1,876

1,429

113,048

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

1

0810

CONCRETE A

00

02420

480.00

SF

6.50

6.50

100

2000

2000

3

79

2,465

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

0

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

06/09/2021

BY

KWA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0800021,429140.6400105.48150,731199920140025.0075.00

1 M/H 94+ - 0% - 2024Heated Area: 1296HX Base Yr

104610

46

47

2727

48

2020DCK2024

66

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

128,9212,46585,000216,3860216,3860216,3861,424184,405

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2674/62610/17/2023WD Q I01291,000

GRANTOR: KADLAC DEBORAH M & RI

GRANTEE: SABATINE TERESA

2401/053110/16/2020WD Q I01151,000

GRANTOR: JOHNS SCOTT W & KIMBE

GRANTEE: KADLAC DEBORAH M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W1 W47 S27 E48 N27 \$
UOP=[YR=2000;ORIG=-1,0] N10 W46 S10 E46 \$
DCK=[YR=2024;ORIG=-34,27] E20 S6 W20 N6 \$
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