



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	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	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	1,719	100	1,719	92,125
USP	200	50	100	5,359
TOTALS	1,919		1,819	97,484

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
1	0810	CONCRETE A	0	0	0	150.00	SF	6.50	6.50	100	2005	2005	3	86

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,819	123.2000	92.40	168,076	1996	2006	0	0	0	42.00	58.00		
1 M/H 94+ - 0% - 2024														
Heated Area: 1719														
HX Base Yr														
20 10 USP 2019 20 10 27 54 BAS 2008 9 35 27														
BLD DATE XF DATE INC DATE														
LGL DATE LAND DATE AG DATE														
05/26/2023 MLU														

85730 LONNIE CREWS RD, FERNANDINA BEACH														
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NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 4
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										97,484				
TOTAL MARKET OB/XF VALUE										839				
TOTAL LAND VALUE - MARKET										85,000				
TOTAL MARKET VALUE										183,323				
SOH/AGL Deduction										0				
ASSESSED VALUE										183,323				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										183,323				
TOTAL JUST VALUE										183,323				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										179,971				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4682	CO ISSUED	0	10/01/2005
MH4682	MH MOVE-ON	0	10/01/2005
E15897	ELEC OTHER	0	10/01/2005
M10525	MECH OTHER	0	10/01/2005
P10114	OTHER	0	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2670/222	9/28/2023	WD	U	I	11	100	
GRANTOR: ROWLETTE JAN BASKIN							
GRANTEE: JBR TRUST							
2661/605	8/14/2023	WD	Q	I	02	255,700	
GRANTOR: DUKE CHARLES F							
GRANTEE: ROWLETTE JAN BASKIN							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2008] W10 USP=[YR=2019] N10 W20 S10 E20\$ W54 S27 E20 N1 E9 S1 E35 N27\$.														