LOT 8
SPRING HILL #5 PB 6/85

NGUYEN LINH T L/E/
85774 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550E-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

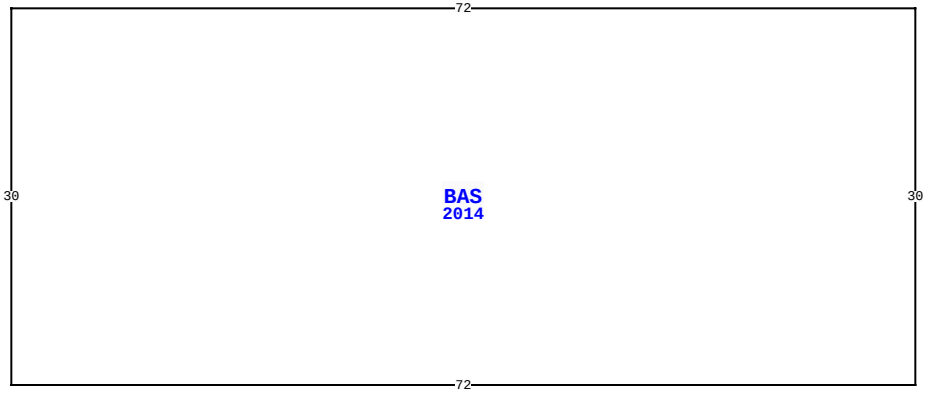
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	94,932
TOTALS	2,160		2,160	94,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	117.2000	87.90	189,864	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2021 Heated Area: 2160 HX Base Yr 2021



85774 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,932
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		182,942
SOH/AGL Deduction		59,689
ASSESSED VALUE		123,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,253
TOTAL JUST VALUE		182,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C-025378	CO ISSUED	0	04/23/2002
MH025378	MH MOVE-ON	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2671/1220	9/16/2023	LE	U	I	11	100
GRANTOR: NGUYEN LINH THI						
GRANTEE: NGUYEN LINH THI						
2184/1090	3/15/2018	SW	U	I	12	72,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NGUYEN LINH T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W72 S30 E72 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/22/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS