LOT 37
OAK HILL ESTATES #2 PB 5/134

CREWS FREDDIE LAMAR & DONNA R
95045 LOUISE COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0037-0000

NASSAU COUNTY PROPERTY

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 100
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	05	Quality Level 05

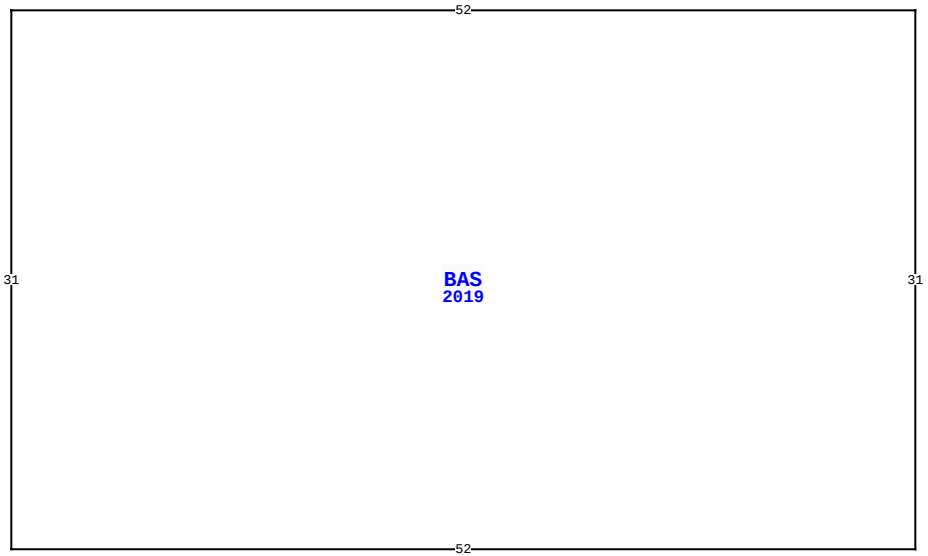
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2019	1,612	183,497
TOTALS	1,612			1,612	183,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	144.0000	122.40	197,309	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2020 Heated Area: 1612 HX Base Yr 2020



95045 LOUISE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,497
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		283,497
SOH/AGL Deduction		140,268
ASSESSED VALUE		143,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,507
TOTAL JUST VALUE		283,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH194824	CO ISSUED	0	06/28/2019
MH194824	MH MOVE-ON	0	05/09/2019
17001933	DEMOLITION	4,000	03/01/2017
7556	MH MOVE-ON	37,000	11/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1933	10/31/2018	WD	Q	I	01	55,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: CREWS FREDDIE LAMAR						
2055/1001	6/22/2016	SW	U	I	12	28,500
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W52 S31 E52 N31$.

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/15/2022 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS