

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 60	
Exterior Wall	26	AL SIDING 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 70	
Interior Wall	05	DRYWALL 30	
Interior Floor	14	CARPET 100	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	01	Quality Level 01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	1993
BAS	744	100	1993
TOTALS	1,368		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2024							
				Heated Area: 1368			HX Base Yr	2024			
			TOTALS	1,368						1,368	16,900

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			16,900
TOTAL MARKET OB/XF VALUE			5,076
TOTAL LAND VALUE - MARKET			167,000
TOTAL MARKET VALUE			188,976
SOH/AGL Deduction			39,651
ASSESSED VALUE			149,325
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			98,603
TOTAL JUST VALUE			188,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5413	XFOB	150	01/06/1989
5616	NEW CONSTR	150	01/06/1989
5268	XFOB	5,610	10/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1894	7/25/2022	WD	Q	I	01	150,000
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: HAINES NICOLAS & BR						
2378/1789	7/23/2020	MS	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: QUANT STAFFINGS LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	45	12	540.00	SF	15.00	15.00	100	1976
2	0681	POLE SHED	0 100	24	48	1,152.00	SF	15.00	15.00	100	1968

TOTAL OB/XF												
5,076												
85581 LONNIE CREWS RD, FERNANDINA BEACH												
			BLD DATE		LGL DATE	05/09/2025	MLU					
			XF DATE		LAND DATE							
			INC DATE		AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W48 S13 BAS=[YR=1993] W14 S12 E62 N12 W48\$ E48 N13\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	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	1.67	AC		1.00	1.00	1.00	100,000.00	100,000.00	167,000							