



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2008
TOTALS	1,620		1,620
			112,068

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	127.1600	108.09	175,106	2008	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2022			Heated Area: 1620			HX Base Yr 2022					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 60 60 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2008</p> </div> </div>											
85560 LONNIE CREWS RD, FERNANDINA BEACH				BLD DATE		LGL DATE		05/09/2025	MLU		
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			139,538
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			127,200
TOTAL MARKET VALUE			266,738
SOH/AGL Deduction			90,785
ASSESSED VALUE			175,953
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			125,231
TOTAL JUST VALUE			266,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015233	ADDITION	44,604	10/12/2022
MH5037	MH MOVE-ON	0	11/01/2008
C5037	CO ISSUED	0	02/01/2008
M13610	MECH OTHER	0	02/01/2008
P13028	OTHER	0	02/01/2008
MH5037	MH MOVE-ON	0	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1856	1/15/2020	WD	Q	I	01	159,900
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: SHAW RICHARD & DIAN						
2144/1154	6/30/2017	SW	U	I	37	60,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: ROSSELAND RAYMOND W						

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

BUILDING NOTES	

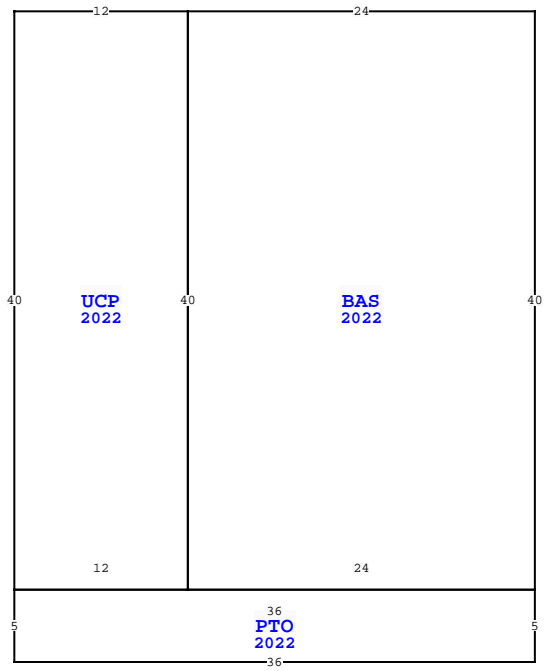
BUILDING DIMENSIONS	
BAS=[YR=2008] W60 S27 E60 N27\$.	

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	3.18	AC		1.00	1.00	0.40	100,000.00	40,000.00	127,200							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2022
PTO	180	5	2022
UCP	480	20	2022
TOTALS	1,620		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2022										Heated Area: 960	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
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TOTAL JUST VALUE			266,738
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972020	MH MOVE-ON	0	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1856	1/15/2020	WD Q	Q	I	01	159,900
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: SHAW RICHARD & DIAN						
2144/1154	6/30/2017	SW U	I		37	60,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: ROSSELAND RAYMOND W						

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

TOTAL OB/XF										0														
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

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

BUILDING DIMENSIONS	
BAS=[YR=2022] W24 UCP=[YR=2022] W12 S40 PTO=[YR=2022] S5 E36 N5 W36\$ E12 N40 \$ S40 E24 N40\$.	