

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	924	76.3000	61.04	56,401	1990	1995	0	0	70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 924 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			16,920
TOTAL MARKET OB/XF VALUE			842
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			147,762
SOH/AGL Deduction			68,082
ASSESSED VALUE			79,680
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,680
TOTAL JUST VALUE			147,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,180

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	924	100
	YEAR	TOT ADJ AREA
	2002	924
		SUBAREA MARKET VALUE
		16,920
TOTALS	924	924
		16,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992934	MH MOVE-ON	0	12/01/1999

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0128	9/03/2015	WD	U	I	38	20,000
GRANTOR: LSG HOMES LLC						
GRANTEE: MITCHELL DONNA						
1932/1713	8/18/2014	CT	U	I	18	4,100
GRANTOR: CLERK OF COURT						
GRANTEE: LSG HOMES LLC						

  

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

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
1	0752	USP	0	0	6	12		72.00	SF	15.00				842	

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	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	100,000.00	100,000.00	130,000							

BUILDING NOTES											
85574 LONNIE CREWS RD, FERNANDINA BEACH											

  

BUILDING DIMENSIONS											
BAS=[YR=2002] W66 S14 E66 N14 \$ .											