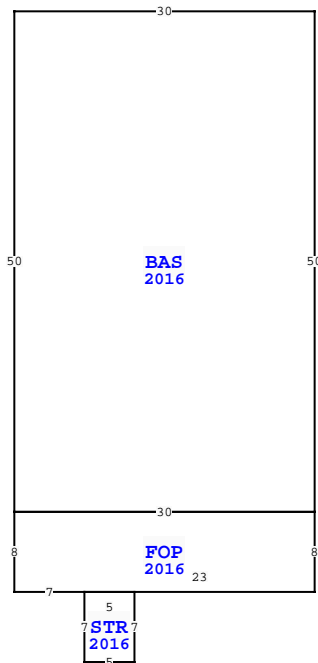




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2016	1,500	146,169
FOP	240	30	2016	72	7,017
STR	35	10	2016	4	390
TOTALS	1,775			1,576	153,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2020	01	1,576	112.2000	100.98	159,144	2016	2016	0	0	3.50	96.50
1 SFR MODULR - 0% - 2024 Heated Area: 1500 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			153,574
TOTAL MARKET OB/XF VALUE			1,482
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			255,056
SOH/AGL Deduction			19,968
ASSESSED VALUE			235,088
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			235,088
TOTAL JUST VALUE			255,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1534196	CO ISSUED	0	01/19/2016
B1531496	MODULAR	5,788	12/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/692	6/12/2023	WD	Q	I	01	240,000
GRANTOR: SOWERS PATRICIA						
GRANTEE: KRAMER DONNA MARIE						
2000/1129	8/28/2015	WD	Q	V	01	21,500
GRANTOR: WILLIAMS DAVID R JR						
GRANTEE: INNOCENZI DONNA & P						

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	0810	CONCRETE A	0	0	20	12			6.50	100	2016	2016	3	95	1,482	

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

BUILDING NOTES	
85539 LONNIE CREWS RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W30 S50 FOP=[YR=2016] S8 E7 STR=[YR=2016] S7 E5 N7 W5\$ E23 N8 W30\$ E30 N50\$.	

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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							