BLOCK 3 LOT 2
IN OR 2071/1969
R787566 & R787567

PEREZ MANUEL & ARACELY/PEREZ MANUEL III ET AL
1680 MT CARMEL RD
MCDONOUGH, GA 30253

2025

36-2N-27-525P-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 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	03	Quality Level 03

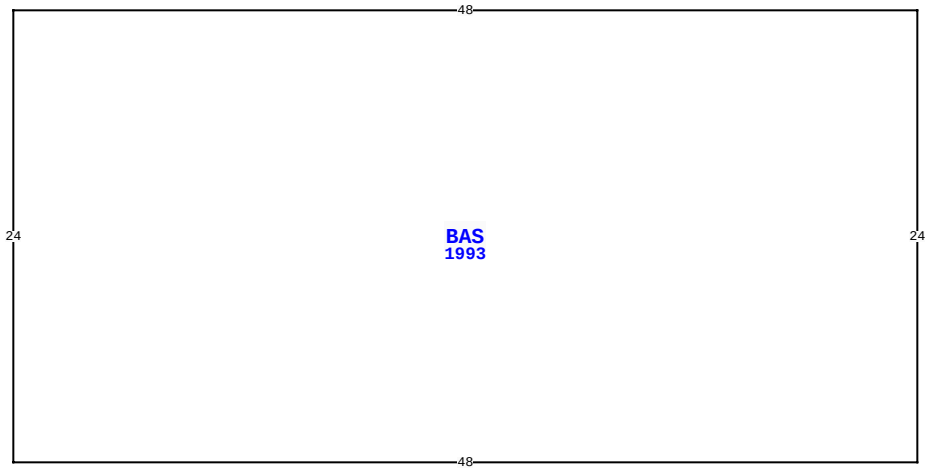
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	19,722
TOTALS	1,152			1,152	19,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,152	107.0000	85.60	98,611	1990	1990	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85132 LONNIE CREWS RD, 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	69,172
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	169,172
SOH/AGL Deduction	91,334
ASSESSED VALUE	77,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,838
TOTAL JUST VALUE	169,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007174	GARAGE	7,000	05/09/2022
8172	MH MOVE-ON	18,500	05/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1969	9/13/2016	WD	U	I	37	30,000
GRANTOR: WILLIAMS ROSALIE						
GRANTEE: PEREZ MANUEL & ARAC						
0855/0139	11/09/1998	WD	Q	I		55,000
GRANTOR: CROSBY CHARLES MICHAE						
GRANTEE: WILLIAMS ROSALIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 09/12/2022 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 2
IN OR 2071/1969
R787566 & R787567

PEREZ MANUEL & ARACELY/PEREZ MANUEL III ET AL
1680 MT CARMEL RD
MCDONOUGH, GA 30253

2025

36-2N-27-525P-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

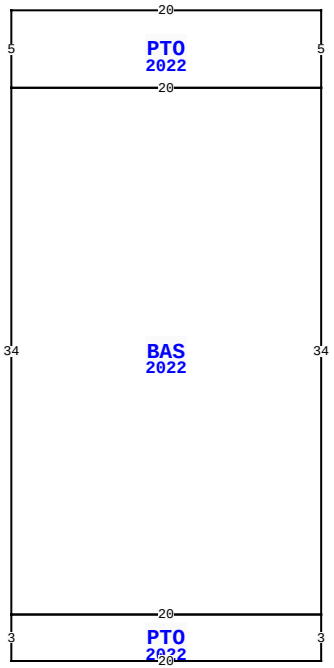
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	2022	680	48,874
PTO	60	5	2022	3	216
PTO	100	5	2022	5	359
TOTALS	840			688	49,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	688	55.0000	72.60	49,949	2022	2022	0	0	0	1.00	99.00

2 SNGL FAM – 0% - 0 Heated Area: 680 HX Base Yr



85132 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,172
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	169,172
SOH/AGL Deduction	91,334
ASSESSED VALUE	77,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,838
TOTAL JUST VALUE	169,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1969	9/13/2016	WD	U	I	37	30,000
GRANTOR: WILLIAMS ROSALIE						
GRANTEE: PEREZ MANUEL & ARAC						
0855/0139	11/09/1998	WD	Q	I		55,000
GRANTOR: CROSBY CHARLES MICHAE						
GRANTEE: WILLIAMS ROSALIE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W20 S5 BAS=[YR=2022] S34 PTO=[YR=2022] S3 E20 N3 W20$ E20 N34 W20$ E20 N5$.

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

REVIEW DATE 09/12/2022 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS