

HOLTON TED R
85062 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

36-2N-27-525P-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
Air Condition Heating Type	03	CENTRAL 100			
	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
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	1,893	100	2004	1,893	180,820
UOP	168	20	2013	34	3,248
UOP	240	20	2019	48	4,585
TOTALS	2,301			1,975	188,653

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,975	105.8400	105.84	209,034	2004	2004	0	0	0	9.75	90.25	
1 SINGLE FAM - 100% - 0 Heated Area: 1893 HX Base Yr													
Diagram labels: - UOP 2019 - BAS 2004 - UOP 2013													

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					188,653				
TOTAL MARKET OB/XF VALUE					6,392				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					295,045				
SOH/AGL Deduction					153,497				
ASSESSED VALUE					141,548				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					90,826				
TOTAL JUST VALUE					295,045				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					271,905				

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1235/1286	6/04/2004	WD	U	I	10	100			
GRANTOR: HICKS SUSAN									
GRANTEE: HOLTON TED R & GING									
0585/0278	12/05/1989	AD	U	I	11	29,900			
GRANTOR: HICKS SUSAN									
GRANTEE: HOLTON TED & GINGER									

BUILDING NOTES									
BAS=[YR=2004] W31 UOP=[YR=2019] N8 W24 S10 E24 N2\$ S2 W30 S29 E30 S2 UOP=[YR=2013] S6 E28 N6 W28 \$ E31 N33\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,392									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000												

REVIEW DATE	11/18/2019	BY	TWA	Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000	PRINTED 07/30/2025 BY SYS
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