BLOCK 3 LOT 10
HOLLY POINT NORTH 2 PB 4/80

LOCK HAUL LLC
7929 OAK GROVE CIR
SARASOTA, FL 34243

2025

36-2N-27-525P-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

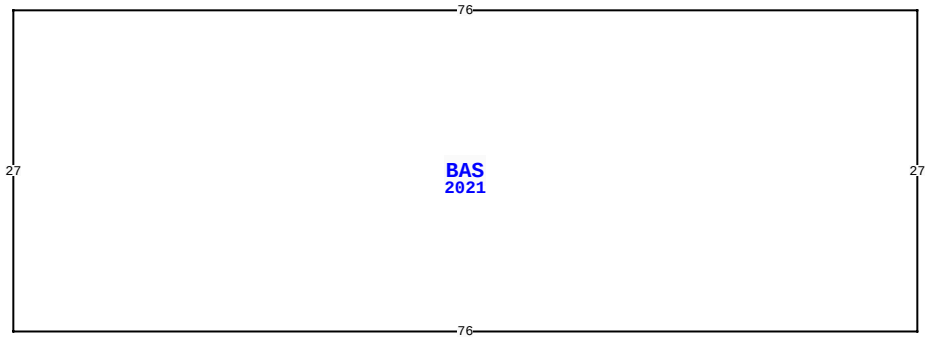
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2021	2,052	217,754
TOTALS	2,052			2,052	217,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.7000	109.40	224,489	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



85012 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	217,754
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	317,754
SOH/AGL Deduction	77,209
ASSESSED VALUE	240,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,545
TOTAL JUST VALUE	317,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000287	CO ISSUED	0	01/06/2022
2117118	MH MOVE-ON	0	12/10/2021
6938	MH MOVE-ON	2,000	09/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1093	11/30/2021	WD	Q	I	01	90,000
GRANTOR: LITTLE BETTZAYDA Z						
GRANTEE: LOCK HAUL LLC						
0752/0166	2/21/1996	QC	Q	I	06	7,000
GRANTOR: LITTLE CALVIN & BETTZ						
GRANTEE: LITTLE BETTZAYDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S27 E76 N27$.

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 01/11/2022 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS