BLOCK 4 LOT 2
R672483 & R672484
HOLLY POINT NORTH 2 PB 4/80

PARLAND JACKIE
96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525P-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

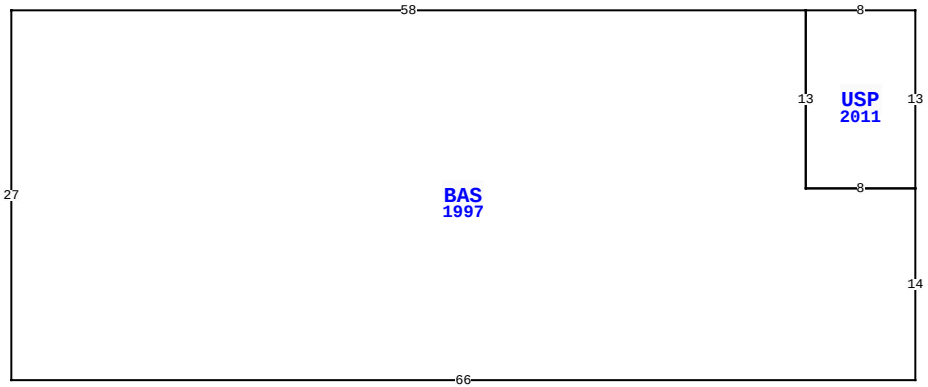
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1997	1,678	58,507
USP	104	50	2011	52	1,813
TOTALS	1,782			1,730	60,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,730	117.2000	99.62	172,343	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1678 HX Base Yr



85182 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	60,320
TOTAL MARKET OB/XF VALUE	3,127
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	163,447
SOH/AGL Deduction	36,908
ASSESSED VALUE	126,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,539
TOTAL JUST VALUE	163,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971879	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0631	6/21/2021	QC	U	I	11	75,000
GRANTOR: WAY ELIPHUS JEROME						
GRANTEE: PARLAND JACKIE						
0804/0368	8/22/1997	WD	Q	I		28,000
GRANTOR: BENTZ ROBERT E JR & L						
GRANTEE: WAY ELIPHUS JEROME						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W8 BAS=[YR=1997] W58 S27 E66 N14 W8 N13$ S13 E8 N13$.

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
1	0940	SHEDS/PORT	0	0	10	9	90.00	SF	20.10	20.10	100	1988	1988	3	20	362	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,127

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS