BLOCK 4 LOT 7
IN OR 1036/1429
HOLLY POINT NORTH 2 PB 4/80

MCLAUGHLIN CYNTHIA
85276 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525P-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

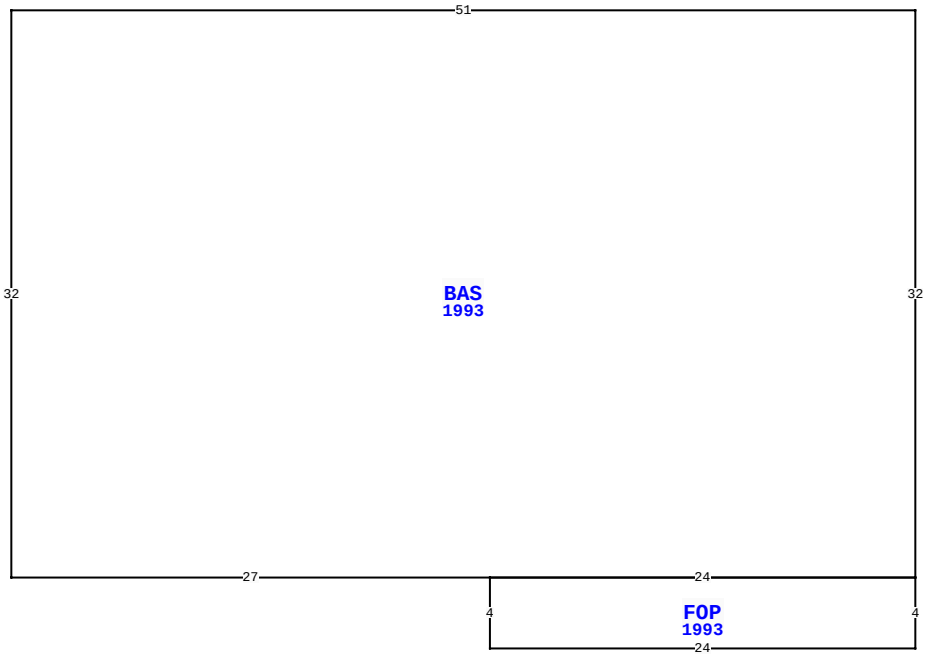
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	144,501
FOP	96	30	1993	29	2,568
TOTALS	1,728			1,661	147,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	107.0000	107.00	177,727	1984	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2001 Heated Area: 1632 HX Base Yr 2001



BLD DATE	04/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85276 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,069
TOTAL MARKET OB/XF VALUE		5,282
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		252,351
SOH/AGL Deduction		135,506
ASSESSED VALUE		116,845
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		61,123
TOTAL JUST VALUE		252,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8415	XFOB	8,160	10/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/1429	2/11/2002	WD	Q	I	01	100
GRANTOR: MCLAUGHLIN LANNY R						
GRANTEE: MCLAGHLIN LANNY & C						
0959/1828	11/29/2000	WD	Q	I		110,000
GRANTOR: NETTLES LARRY E & SUS						
GRANTEE: MCLAUGHLIN LANNY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S32 E27 FOP=[YR=1993] S4 E24 N4 W24$ E24 N32$.

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	100	0	0	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	40	1,600	
3	0756	FEP	0	100	16	12	192.00	SF	27.00	27.00	100	2010	2010	3	40	2,074	

LAND DESCRIPTION

TOTAL OB/XF 5,282

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS