BLOCK 4 LOT 9
IN OR 904/776
R672837 & R672838

YANQUOI FLOMO B & KEBEH
3609 FOXGLOVE LN
KILLEEN, TX 76549

2025

36-2N-27-525P-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

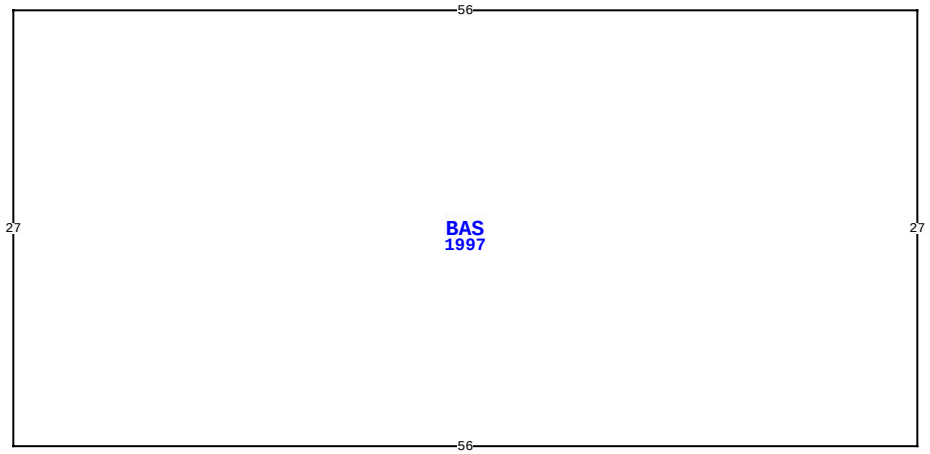
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	1997	1,512	52,719
TOTALS	1,512			1,512	52,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



85306 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	52,719
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	152,719
SOH/AGL Deduction	37,414
ASSESSED VALUE	115,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,305
TOTAL JUST VALUE	152,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971866	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/0776	10/20/1999	WD	Q	I		77,000
GRANTOR: HAWKINS LON JOSEPH &						
GRANTEE: YANQUOI FLOMO & KEB						
0839/0605	6/26/1998	WD	Q	I		75,000
GRANTOR: DRIGGERS BEVERLY J						
GRANTEE: HAWKINS LON JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 S27 E56 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 06/13/2025 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS