BLOCK 4 LOT 13
HOLLY POINT NORTH 2 PB 4/80

ALICEA CRUZ VICKYMARIE/PODLOSKI VIRGIL FRANCIS III
85356 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525P-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

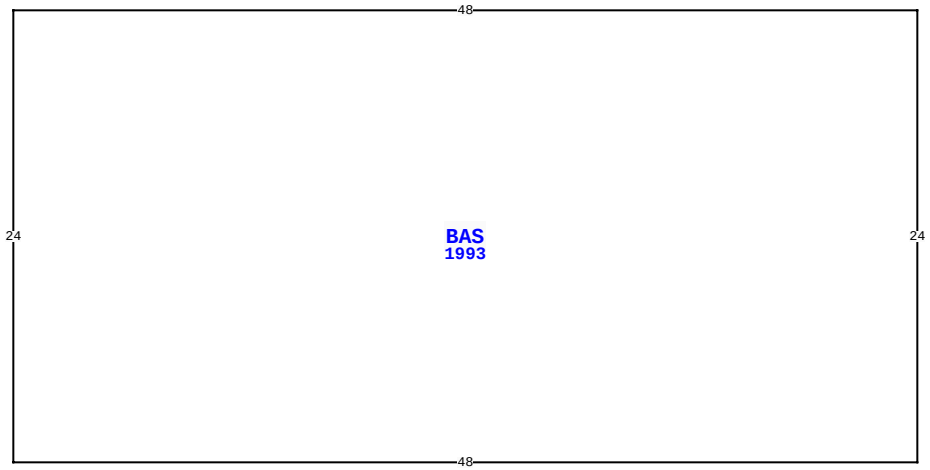
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	1993	1,152	61,312
TOTALS	1,152			1,152	61,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	123.2000	98.56	113,541	1990	2005	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



85356 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	03/18/2015 KK	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		61,312
TOTAL MARKET OB/XF VALUE		106
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		161,418
SOH/AGL Deduction		16,586
ASSESSED VALUE		144,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,110
TOTAL JUST VALUE		161,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7973	MH MOVE-ON	20,000	11/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/846	9/20/2023	WD	Q	I	01	185,200
GRANTOR: ALOHOMORA LLC						
GRANTEE: CRUZ VICKYMARIE ALI						
2647/1942	6/06/2023	WD	U	I	37	71,000
GRANTOR: REECE JOHN S						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24 $.

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	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	2005	2005	3	22	106	

LAND DESCRIPTION

TOTAL OB/XF 106

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 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS