BLOCK 1 LOT 3
IN OR 1508/1447
EX FPL ESMT OR 366/417

BLAKE DEAN/BLAKE KELLY
97333 PIRATES POINT ROAD
YULEE, FL 32097

2025

36-2N-27-525Q-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

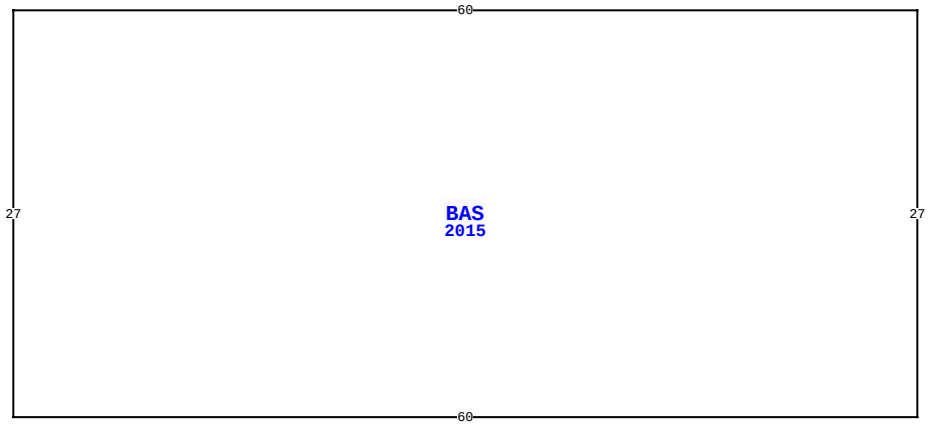
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2015	1,620	81,430
TOTALS	1,620			1,620	81,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	104.72	169,646	1997	2002	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85147 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	09/11/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,430
TOTAL MARKET OB/XF VALUE	4,851
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	186,281
SOH/AGL Deduction	81,894
ASSESSED VALUE	104,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,387
TOTAL JUST VALUE	186,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155661	1	0	07/30/2015
MH155661	MH MOVE-ON	0	07/01/2015
981127	REPAIR/RRF	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1447	6/28/2007	WD	Q	I		95,000
GRANTOR: GRIFFE JUSTIN						
GRANTEE: BLAKE DEAN & KELLY						
1172/1771	9/18/2003	WD	Q	I		60,000
GRANTOR: GREEN MARY E & JAMES						
GRANTEE: GRIFFE JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S27 E60 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
1	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
2	0681	POLE SHED	0	0	13	10	130.00	SF	15.00	15.00	100	2000	2000	3	27	527	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2015	2015	3	65	416	
4	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2015	2015	3	65	260	
5	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2015	2015	3	65	163	
6	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 4,851

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	150.00	451.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS