BLOCK 1 LOT 4
HOLLY POINT NORTH 3 PB 5/24

TYLER ROBERT C/MOBLEY ROBYN LYNN
85163 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

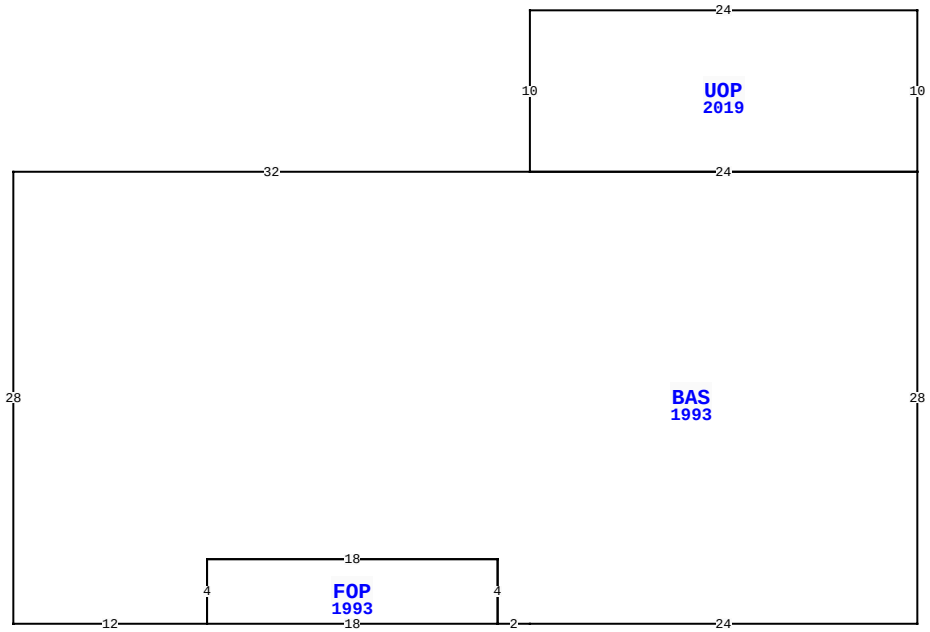
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	142,501
FOP	72	30	1993	22	2,096
UOP	240	20	2019	48	4,572
TOTALS	1,808			1,566	149,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	115.4640	115.46	180,810	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1496 HX Base Yr



85163 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	149,168
TOTAL MARKET OB/XF VALUE	9,876
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	259,044
SOH/AGL Deduction	0
ASSESSED VALUE	259,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,044
TOTAL JUST VALUE	259,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992649	MH MOVE-ON	0	04/01/1999
5458	NEW CONSTR	2,500	10/24/1988
3258	NEW CONSTR	0	10/24/1988
2553	H/AC	3,246	05/11/1988
4679	NEW CONSTR	44,841	02/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2588/1367	9/02/2022	QC	U	I	11	100
GRANTOR: TYLER PAMELA I						
GRANTEE: TYLER ROBERT C & RO						
1976/0377	3/18/2015	QC	U	I	11	100
GRANTOR: TYLER ROBERT MARVIN						
GRANTEE: TYLER ROBERT M & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-56,10] E32 E24 S28 W24 W2 N4 W18 S4 W12 N28 $
UOP=[YR=2019;ORIG=0,10] N10 W24 S10 E24 $
FOP=[YR=1993;ORIG=-26,34] W18 S4 E18 N4 $
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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	0510	GARAGE WD-	0	0	26	28	728.00	SF	26.25	26.25	100	1987	1987	3	20	3,822	
2	0810	CONCRETE A	0	0	0	0	882.00	SF	6.50	6.50	100	1992	1992	3	62	3,554	
3	0351	CARPORT MT	0	0	25	25	625.00	SF	20.00	20.00	100	2002	2002	3	20	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,876

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS