BLOCK 1 LOT 6 R107549
HOLLY POINT NORTH #3 PB 5/24

CREWS DAVID MICHAEL L/E/
PO BOX 337
YULEE, FL 32041-0337

2025

36-2N-27-525Q-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

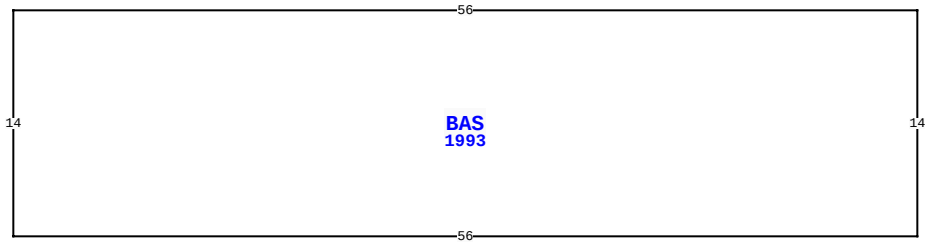
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	32,564
TOTALS	784			784	32,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	118.0000	94.40	74,010	1982	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,564
TOTAL MARKET OB/XF VALUE		3,897
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		136,461
SOH/AGL Deduction		103,167
ASSESSED VALUE		33,294
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,294
TOTAL JUST VALUE		136,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0281	8/16/2021	LE	U	I	11	100
GRANTOR: CREWS DAVID MICHAEL						
GRANTEE: SUGGS TIFFNEY L						
0745/1843	12/08/1995	WD	Q	I	06	100
GRANTOR: JORDAN NORMA DIANE LU						
GRANTEE: CREWS DAVID MICHAEL						

85191 LONNIE CREWS RD, FERNANDINA BEACH

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

BUILDING NOTES

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	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1989	1989	3	20	624	
2	0940	SHEDS/PORT	0	100	22	33	726.00	SF	20.10	20.10	100	1985	1985	3	20	2,919	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1989	1989	3	54.5	354	

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,897

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	150.00	301.00	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