BLOCK 1 LOT 7
HOLLY POINT NORTH 3 PB 5/24

SMITH PATRICIA A L/E/
85207 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	04	Quality Level 04

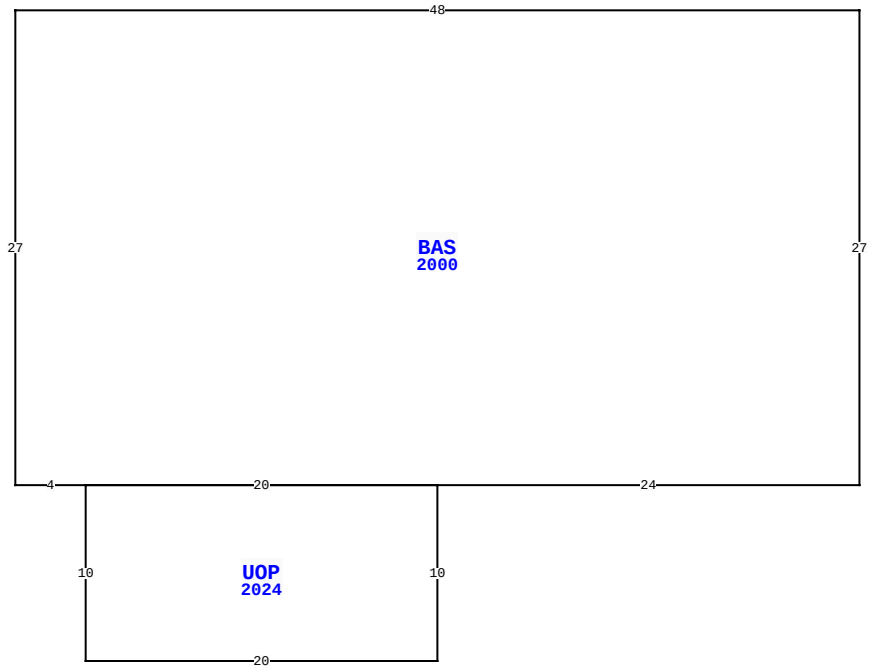
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2000	1,296	62,487
UOP	200	25	2024	50	2,411
TOTALS	1,496			1,346	64,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,346	128.9200	109.58	147,495	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2003 Heated Area: 1296 HX Base Yr 2003



85207 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,164
TOTAL MARKET OB/XF VALUE		2,110
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		218,274
SOH/AGL Deduction		125,544
ASSESSED VALUE		92,730
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		37,008
TOTAL JUST VALUE		218,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,775

MTL CRPT N/V
BOTH HOMES SHARE WELL & SEPTIC
2001 MODEL SKYO MH/ID 8D610411N(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005548	CO ISSUED	0	06/01/2018
18004588	MH MOVE-ON	0	05/07/2018
MH03311	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0829	1/17/2023	WD	U	I	11	100
GRANTOR: SMITH PATRICIA A WIDO						
GRANTEE: FRAZER LAWRENCE J &						
1350/1340	9/16/2005	QC	Q	I	01	10,700
GRANTOR: SMITH PATRICIA A						
GRANTEE: SMITH PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W48 S27 E4 E20 E24 N27 $
UOP=[YR=2024;ORIG=-44,27] E20 S10 W20 N10 $
.

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	0811	CONCRETE B	0	100	31	20	620.00	SF	4.42	4.42	100	2000	2000	3	77	2,110	

LAND DESCRIPTION

TOTAL OB/XF 2,110

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		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

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Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

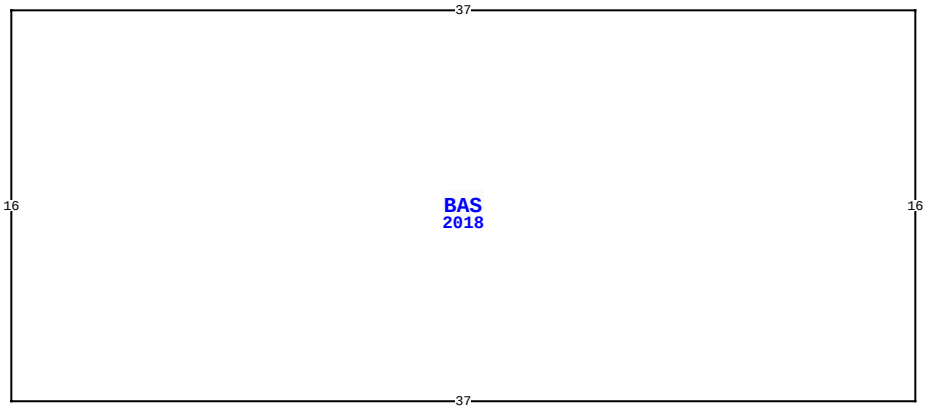
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	592	100	2018	592	51,266
TOTALS	592			592	51,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	592	113.2000	96.22	56,962	2018	2018	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2003 Heated Area: 592 HX Base Yr 2003



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GRANTEE: FRAZER LAWRENCE J &						
1350/1340	9/16/2005	QC	Q	I	01	10,700
GRANTOR: SMITH PATRICIA A						
GRANTEE: SMITH PATRICIA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W37 S16 E37 N16$.

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

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