BLOCK 2 LOT 3
MH/ID 32620104AU & 32620104BU
HOLLY POINT NORTH #3 PB 5/24

DUBBERLY JUDY D L/E/
85319 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

**2025**

**36-2N-27-525Q-0002-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

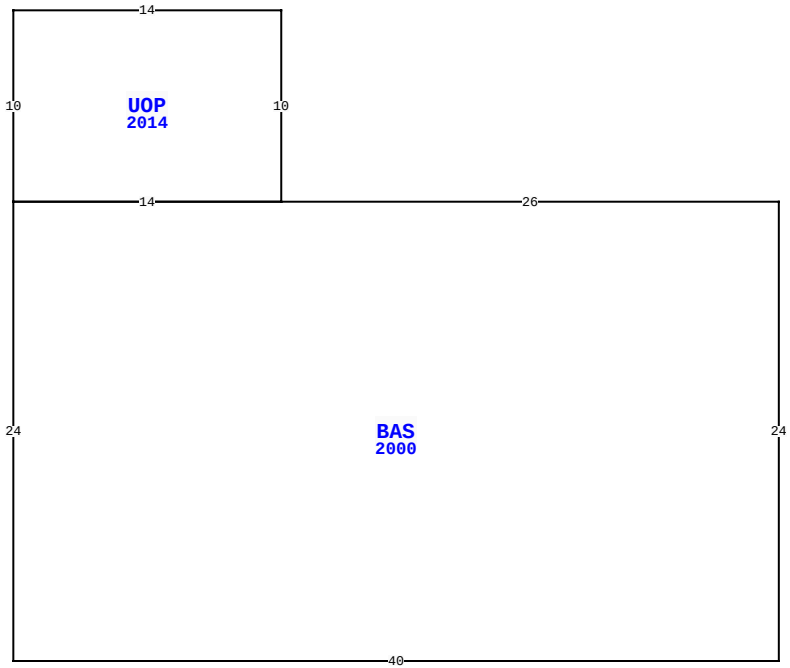
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 2000 | 960 | 27,233 |
| UOP | 140 | 25 | 2014 | 35 | 993 |
| TOTALS | 1,100 | | | 995 | 28,226 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 995 | 118.2000 | 94.56 | 94,087 | 1985 | 1985 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2020 Heated Area: 960 HX Base Yr 2020




| | | | |
|---|---|---|---|
| BLD DATE | 08/17/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

85319 LONNIE CREWS RD, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 28,226 |
| TOTAL MARKET OB/XF VALUE | | 14,498 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 142,724 |
| SOH/AGL Deduction | | 82,149 |
| ASSESSED VALUE | | 60,575 |
| TOTAL EXEMPTION VALUE | HX HB WX | 40,575 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 142,724 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,295 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95 1159 | MH MOVE-ON | 0 | 02/05/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2311/1225 | 10/08/2019 | LE | U | I | 11 | 100 |
| GRANTOR: DUBBERLY JUDY D | | | | | | |
| GRANTEE: JUDY DUBBERLY LIVIN | | | | | | |
| 1525/0604 | 9/14/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: DUBBERLY TIMOTHY F | | | | | | |
| GRANTEE: DUBBERLY TIMOTHY F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W26 UOP=[YR=2014] N10 W14 S10 E14$ W14 S24 E40 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 | 0940 | SHEDS/PORT | 0 | 100 | 13 | 12 | 156.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 22 | 1,030 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 13 | 8 | 104.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 36 | 562 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 121.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 266 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 880 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 30 | 20 | 600.00 | SF | 35.00 | 35.00 | 100 | 2010 | 2010 | 3 | 56 | 11,760 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,498

| 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 | 291.00 | 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