BLOCK 2 LOT 6
IN OR 1293/720
R567800 & R583801

DICKERSON ROBERT D EST
C/O KATHY DICKERSON, 85369 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0002-0060

NASSAU COUNTY PROPERTY

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	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

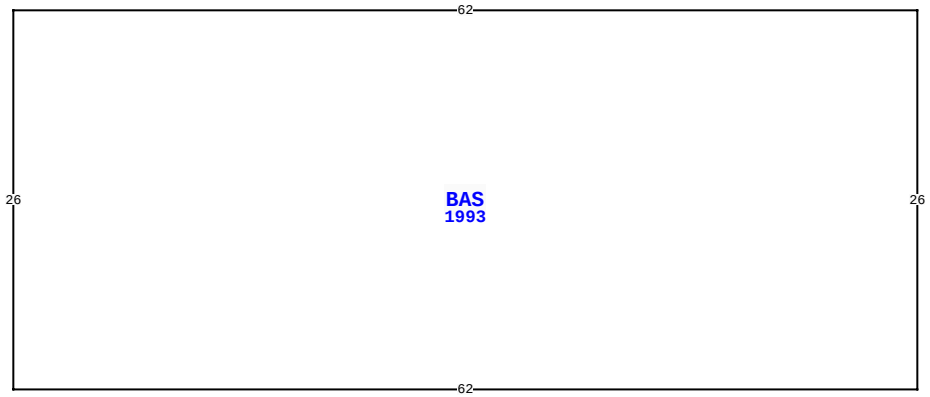
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	48,437
TOTALS	1,612			1,612	48,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,612	125.2000	100.16	161,458	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1612 HX Base Yr 2021



85369 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	08/17/2015 KK	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		48,437
TOTAL MARKET OB/XF VALUE		6,240
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		154,677
SOH/AGL Deduction		69,471
ASSESSED VALUE		85,206
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		29,484
TOTAL JUST VALUE		154,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7448	MH MOVE-ON	500	08/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0720	2/07/2005	WD	U	I	21	48,000
GRANTOR: KINNEY ROBERT C & DIA						
GRANTEE: DICKERSON ROBERT D						
1053/1424	5/02/2002	WD	Q	I	06	100
GRANTOR: KINNEY ROBERT C & DIA						
GRANTEE: GOODALL DAVID G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S26 E62 N26$.

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	100	24	24	576.00	SF	35.00	35.00	100	1994	1994	3	20	4,032	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
4	1242	WD DECK A	0	100	38	6	228.00	SF	10.00	10.00	100	1985	1985	3	20	456	

LAND DESCRIPTION

TOTAL OB/XF 6,240

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