

CARRE RHIANNON LEIGH/JACOBS TYRONE
85379 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

36-2N-27-5250-0002-0070

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall
Roof Structure
Roof Cover
Interior Wall
Interior Floor
Interior Floor
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories Units

05
03
03
05
14
08
03
04

02
0
0

AVERAGE 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100

WOOD FRAME 100
0 100
0 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

03
0200

4004.00

Quality Level 03
MOBILE HOME
MKT AREA
4004.00

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

BAS
1,976
100
2006
1,976
98,425

TOTALS

1,976

1,976

98,424

EXTRA FEATURES

L N
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 1242 WD DECK A 0 50 4 6 24.00 SF 10.00 10.00 100 1999 1999 3 20 48
2 1242 WD DECK A 0 50 12 8 96.00 SF 10.00 10.00 100 1999 1999 3 20 192
3 0500 FP-PRE FAB 0 50 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 86 3,010
4 0351 CARPORT MT 0 100 26 20 520.00 SF 10.00 10.00 100 2025 2020 86 4,472

LAND DESCRIPTION

L N
USE CODE
CLS
LAND USE DESCRIPTION
CAP
R D
LOC ZONE
FRONT
DEPTH
TOT LND UTS
UNIT TYPE
D T
DPH 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 50 OR 150.00 291.00 1.00 LT 1.00 1.00 1.00 100,000.00 100,000.00 100,000

REVIEW DATE

03/22/2019

BY

SBA

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,976 117.2000 99.62 196,849 2003 2003 0 0 0 50.00 50.00

HEATED AREA: 1976 HX Base Yr 2020

BAS 2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 98,424

TOTAL MARKET OB/XF VALUE 7,722

TOTAL LAND VALUE - MARKET 100,000

TOTAL MARKET VALUE 206,146

SOH/AGL Deduction 67,799

ASSESSED VALUE 138,347

TOTAL EXEMPTION VALUE HA HAB 36,364

BASE TAXABLE VALUE 101,983

TOTAL JUST VALUE 206,146

NCON VALUE 4,472

INCOME VALUE

PREVIOUS YEAR MKT VALUE 178,604

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2464/0064 2/23/2021 QC U I 11 38,000

GRANTOR: CARRE RHIANNON LEIGH

GRANTEE: CARRE RHIANNON LEIG

2192/1232 4/26/2018 WD Q I 01 90,000

GRANTOR: SMITH DAVID R

GRANTEE: CARRE RHIANNON LEIG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S26 E76 N26 \$.