BLOCK 3 LOT 1
IN OR 824 PG 1249
R674067 & R674068

MANNING JENNIE L
85497 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

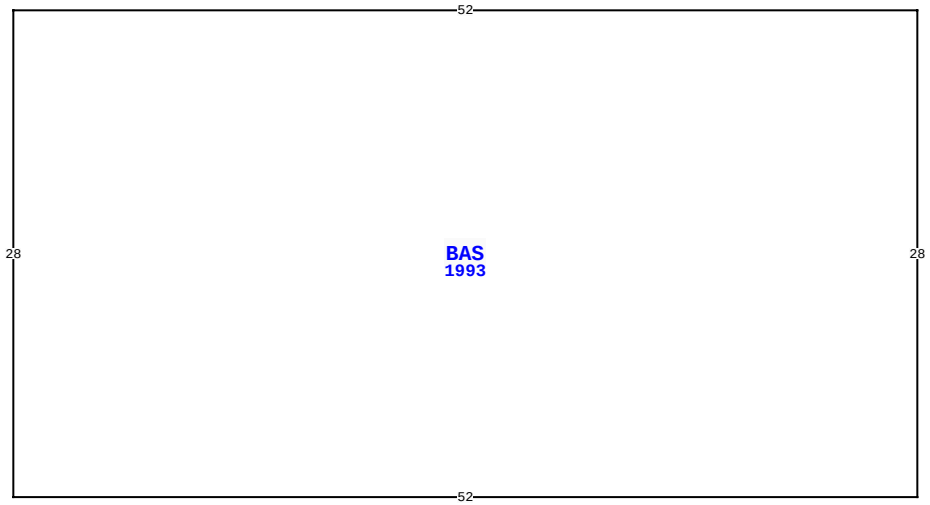
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	41,234
TOTALS	1,456			1,456	41,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	118.0000	94.40	137,446	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1456 HX Base Yr 1999



85497 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		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		41,234
TOTAL MARKET OB/XF VALUE		3,268
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		144,502
SOH/AGL Deduction		100,900
ASSESSED VALUE		43,602
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,602
TOTAL JUST VALUE		144,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0824/1249	3/02/1998	WD	Q	I		35,000
GRANTOR: PITTMAN KATHY B						
GRANTEE: MANNING WINSON & JE						
0821/0034	1/29/1998	WD	Q	I	06	100
GRANTOR: PITTMAN JERRY D						
GRANTEE: PITTMAN KATHY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E52 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
3	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1985	1985	3	20	540	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,268

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS