BLOCK 3 LOT 2 R359755
EX FPL ESMT OR 385/127
IN OR 568 PG 794

CRAWFORD STEVE M & DEBBIE M
85505 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

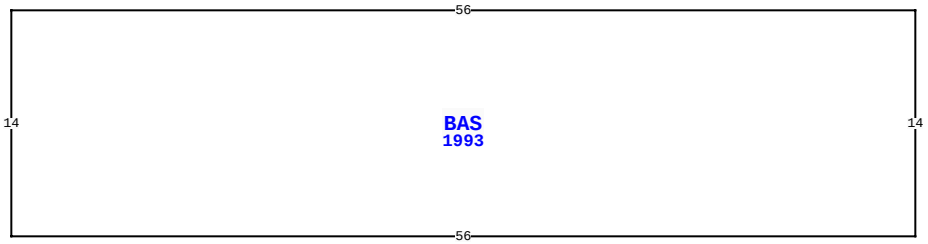
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	16,596
TOTALS	784			784	16,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	88.2000	70.56	55,319	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



85505 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		129,084
TOTAL MARKET OB/XF VALUE		18,664
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		247,748
SOH/AGL Deduction		166,922
ASSESSED VALUE		80,826
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		55,826
TOTAL JUST VALUE		247,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985459	CHNGE SRVC	450	12/01/1998
95 0409	REPAIR/RRF	500	11/01/1995
5441	GARAGE	19,040	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0568/0794	4/27/1989	WD	U	V	10	7,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: CRAWFORD STEVE & D						
0384/0648	4/01/1983	CD	Q	V		6,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
3	0511	GARAGE CB-	0	100	28	40	1,120.00	SF	30.00	30.00	100	1989	1989	3	54.5	18,312	

LAND DESCRIPTION

TOTAL OB/XF 18,664

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	300.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/17/2024 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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NASSAU COUNTY PROPERTY

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	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

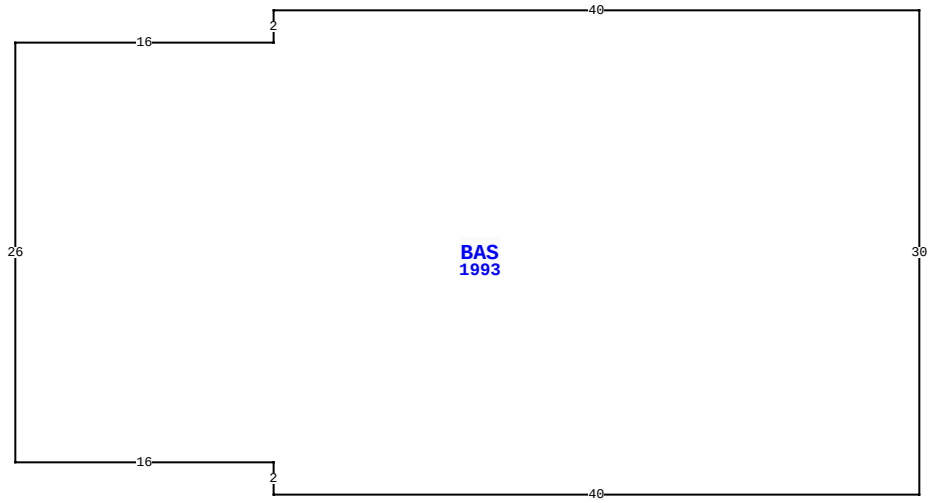
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1993	1,616	112,488
TOTALS	1,616			1,616	112,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	91.2900	91.29	147,525	1958	1958	0	0	0	23.75	76.25

2 SINGLE FAM – 0% - 0 Heated Area: 1616 HX Base Yr



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TOTAL JUST VALUE		247,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,244

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: CRAWFORD STEVE & D						
0384/0648	4/01/1983	CD	Q	V		6,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S2 W16 S26 E16 S2 E40 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS