BLOCK 4 LOTS 4 & 5
HOLLY POINT NORTH #3 PB 5/24

GRIFFIN ROBERT B III
85436 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0004-0040

BUILDING CHARACTERISTICS

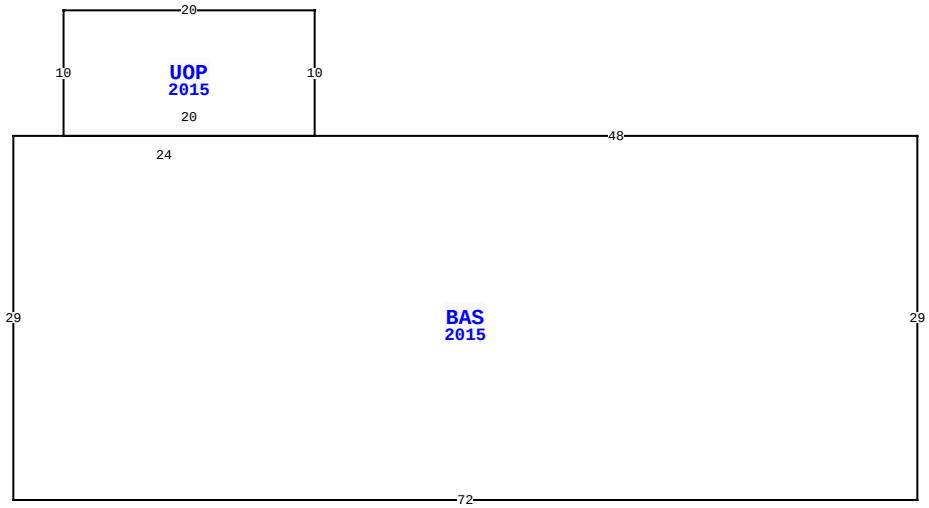
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,088	100	2015	2,088	95,030
UOP	200	25	2015	50	2,276
TOTALS	2,288			2,138	97,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,138	116.4000	98.94	211,534	2001	2001	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2019 Heated Area: 2088 HX Base Yr 2019



85436 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,306
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		301,146
SOH/AGL Deduction		201,382
ASSESSED VALUE		99,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,042
TOTAL JUST VALUE		301,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135466	CO ISSUED	0	02/19/2014
MH135466	MH MOVE-ON	0	02/01/2013
M1317979	AC/MH CHG	0	02/01/2013
E22701	ELEC OTHER	0	06/01/2010
972000	MH MOVE-ON	0	10/01/1997
971799	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/1244	1/10/2013	QC	U	I	11	100
GRANTOR: GRIFFIN TERRY A & ROB						
GRANTEE: GRIFFIN ROBERT B II						
1834/0871	1/10/2013	QC	U	I	11	100
GRANTOR: GRIFFIN TERRY A & ROB						
GRANTEE: GRIFFIN ROBERT B II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 UOP=[YR=2015] N10 W20 S10 E20$ W24 S29 E72 N29$.

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	12	16	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1992	1992	3	20	2,688	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 02/14/2022 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS