BLOCK 4 LOT 7 1984 FIES SWMH
IN OR 2086/1888
EX FPL ESMT OR 384/149

HAMPTON TIM J
1246 S 3RD ST
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525Q-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior KITCH	00	NEW N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

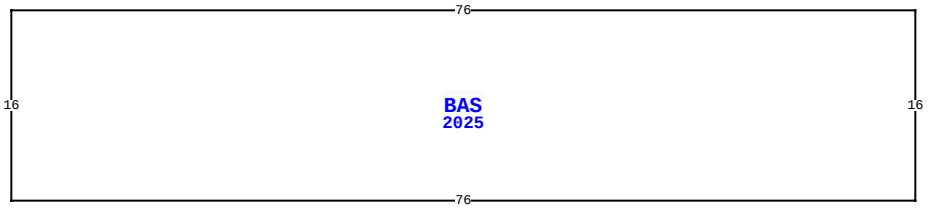
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2025	1,216	32,686
TOTALS	1,216			1,216	32,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	112.0000	89.60	108,954	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 1216 HX Base Yr



85380 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	32,686
TOTAL MARKET OB/XF VALUE	994
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	133,680
SOH/AGL Deduction	44,096
ASSESSED VALUE	89,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,584
TOTAL JUST VALUE	133,680
NCON VALUE	32,686
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008501	CO ISSUED	0	09/16/2020
E14497	ELEC OTHER	0	03/01/2005
M09293	MECH OTHER	0	02/01/2005
P09048	OTHER	0	02/01/2005
95-1055	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1888	12/05/2016	WD	Q	V	01	40,000
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: HAMPTON TIM J						
2081/1759	10/06/2016	QC	U	I	11	100
GRANTOR: COLUCCI KEITH & ROSAN						
GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E76 S16 W76 N16 $
.

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	1241	WD DECK G	0	0	8	12	96.00	UT	11.50	11.50	100	2020	2020	3	90	994	

LAND DESCRIPTION

TOTAL OB/XF 994

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	0	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/20/2020 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS