

SCZUREK EDWARD J JR &/DIGRAZIA-SCZUREK ROSE
85688 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550E-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
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	1,976	100	2000	1,976	116,734
DCK	120	15	2020	18	1,063
UOP	240	25	2020	60	3,545
TOTALS	2,336			2,054	121,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,054	128.7000	109.40	224,708	2000	2005	0	0		0 46.00	54.00

1 M/H 94+ - 100% - 2022 Heated Area: 1976 HX Base Yr 2022

Diagram showing building footprint and market adjustments:

Basement (BAS 2000) dimensions: 37' x 26'.
Upper level (DCK 2020) dimensions: 10' x 12'.
Other areas (UOP 2020) dimensions: 20' x 12'.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		148,389	
TOTAL MARKET OB/XF VALUE		2,905	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		246,294	
SOH/AGL Deduction		78,847	
ASSESSED VALUE		167,447	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		116,725	
TOTAL JUST VALUE		246,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,556	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	RSN CD	SALE PRICE
2360/1984	5/07/2020	WD Q	Q	I	01	145,000

GRANTOR:FELIU MANUEL VINCENTE
GRANTEE:SCZUREK EDWARD J JR
2145/1042 9/07/2017 WD Q I 01 132,800
GRANTOR:DELLER CLETUS & BETH
GRANTEE:FELIU MANUEL VINCEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 DCK=[YR=2020] N12 W10 S12 E10\$ W29
UOP=[YR=2020] N12 W20 S12 E20\$ W37 S26 E76 N26 \$.

EXTRA FEATURES

85688 LONNIE CREWS RD, FERNANDINA BEACH

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	0.95	100,000.00	95,000.00	95,000							

TOTAL OB/XF

2,905

REVIEW DATE

02/14/2022

BY

KW

Total Acres: 0.00

Total Land Value: 95,000

Market: 0

Agricultural: 0

Common: 95,000

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