LOT 2
SPRING HILL #5 PB 6/85

MITCHELL IVEY & KALA/MITCHELL SPENCER
85696 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550E-0002-0000

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	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

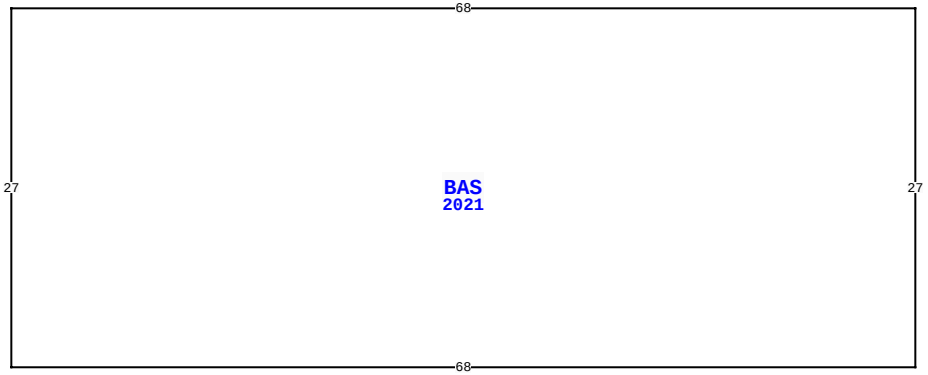
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2021	1,836	216,471
TOTALS	1,836			1,836	216,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	143.0000	121.55	223,166	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2025 Heated Area: 1836 HX Base Yr 2025



85696 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		216,471
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		320,359
SOH/AGL Deduction		0
ASSESSED VALUE		320,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,637
TOTAL JUST VALUE		320,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C213688	CO ISSUED	0	07/02/2021
MH213688	MH MOVE-ON	0	03/25/2021
B2012319	DEMOLITION	10,000	12/10/2020
982133	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/1728	11/25/2024	WD	Q	I	01	330,000
GRANTOR: GALE ROGINA E						
GRANTEE: MITCHELL IVEY & KAL						
2509/0783	10/28/2021	WD	Q	I	02	233,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: GALE ROGINA E & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S27 E68 N27$.

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	20	12	240.00	SF	18.00	18.00	100	2021	2021	3	90	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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

REVIEW DATE 05/21/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS