LOT 3
SPRING HILL #5 PB 6/85

SABATINE TERESA
85708 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550E-0003-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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	05	Quality Level 05

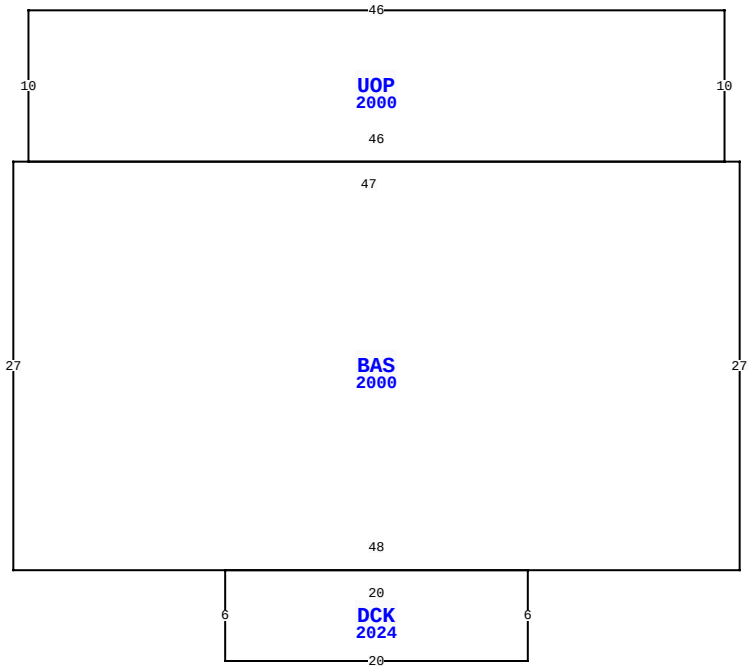
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2000	1,296	111,545
DCK	120	15	2024	18	1,549
UOP	460	25	2000	115	9,898
TOTALS	1,876			1,429	122,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,429	140.6400	119.54	170,823	1999	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



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

85708 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	139,036
TOTAL MARKET OB/XF VALUE	2,402
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	241,438
SOH/AGL Deduction	3,413
ASSESSED VALUE	238,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,025
TOTAL JUST VALUE	241,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992510	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/626	10/17/2023	WD	Q	I	01	291,000
GRANTOR: KADLAC DEBORAH M & RI						
GRANTEE: SABATINE TERESA						
2401/0531	10/16/2020	WD	Q	I	01	151,000
GRANTOR: JOHNS SCOTT W & KIMBE						
GRANTEE: KADLAC DEBORAH M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W1 W47 S27 E48 N27 $
UOP=[YR=2000;ORIG=-1,0] N10 W46 S10 E46 $
DCK=[YR=2024;ORIG=-34,27] E20 S6 W20 N6 $
.

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	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100	2000	2000	3	77	2,402	

LAND DESCRIPTION

TOTAL OB/XF 2,402

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/09/2021 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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Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

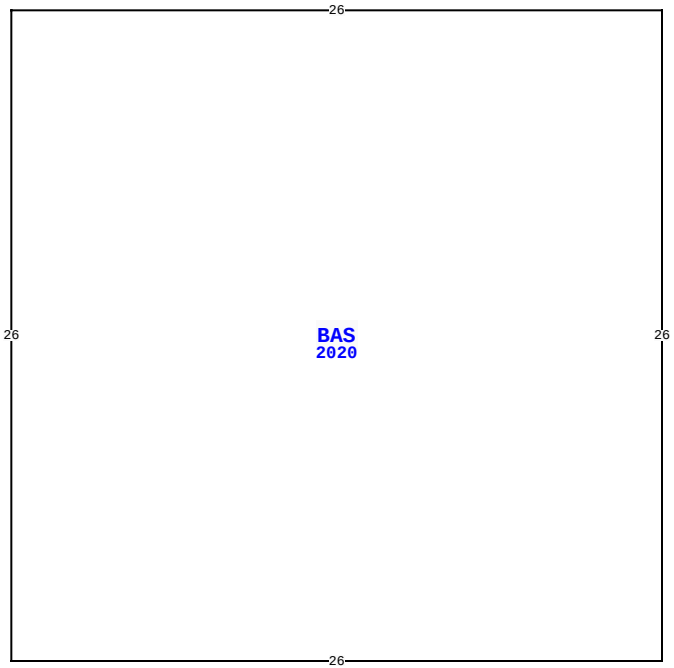
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	2020	676	16,043
TOTALS	676			676	16,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	98.6700	36.51	24,681	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 0% - 2024 Heated Area: 676 HX Base Yr



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GRANTOR: JOHNS SCOTT W & KIMBE						
GRANTEE: KADLAC DEBORAH M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S26 E26 N26$.

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 06/09/2021 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS