



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	0	0 100			
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	1,719	100	2008	1,719	100,808
USP	200	50	2019	100	5,864
TOTALS	1,919			1,819	106,672

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,819	123.2000	104.72	190,486	1996	2006	0	0	0	44.00	56.00	
1 M/H 94+ - 0% - 2024 Heated Area: 1719 HX Base Yr													
85730 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					106,672				
TOTAL MARKET OB/XF VALUE					819				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					207,491				
SOH/AGL Deduction					5,836				
ASSESSED VALUE					201,655				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					201,655				
TOTAL JUST VALUE					207,491				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					183,323				
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