

NGUYEN LINH T L/E/
85774 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550E-0008-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

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

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
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

2,160

100

2014

2,160

103,286

TOTALS

2,160

2,160

103,286

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

85

2,975

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

10/22/2019

BY

KW

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,160

117.2000

99.62

215,179

2002

2002

0

0

0 52.00

48.00

1 M/H 94+ - 100% - 2021

Heated Area: 2160

HX Base Yr 2021

BLD DATE

XF DATE

LNC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

85774 LONNIE CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

103,286

TOTAL MARKET OB/XF VALUE

2,975

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

206,261

SOH/AGL Deduction

79,434

ASSESSED VALUE

126,827

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

76,105

TOTAL JUST VALUE

206,261

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

182,942

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2671/1220

9/16/2023

LE

U

I

I

11

100

GRANTOR: NGUYEN LINH THI

GRANTEE: NGUYEN LINH THI

2184/1090

3/15/2018

SW

U

I

I

12

72,500

GRANTOR: SECRETARY OF HOUSING

GRANTEE: NGUYEN LINH T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W72 S30 E72 N30\$.