BLOCK 1 LOT 72
IN OR 889/394
R787576 & R787577

MOUTRAY RICHARD L & LINDA L
287 MCCUTCHEON ROAD
LAKE CITY, SC 29560

2026

25-2N-27-1475-0001-0720

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03

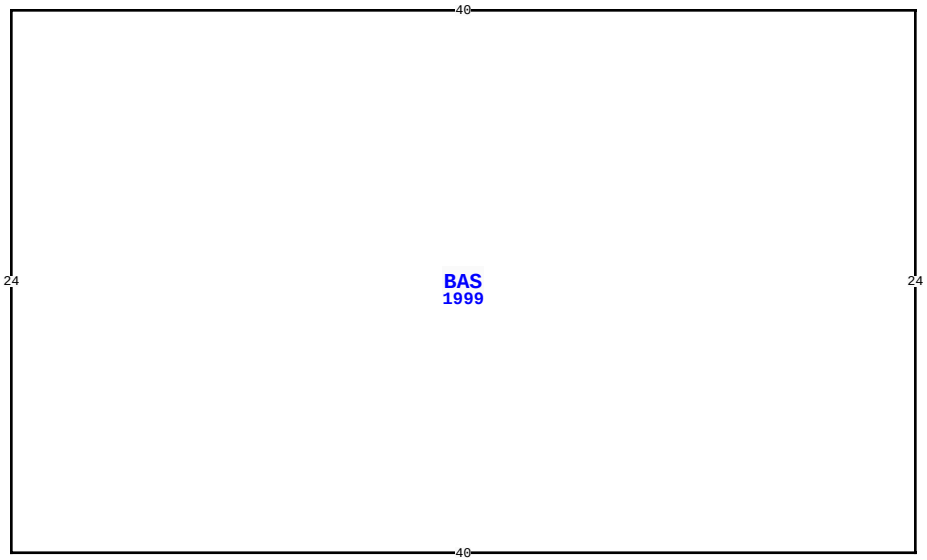
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1999	960	51,094
TOTALS	960			960	51,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	123.2000	110.88	106,445	1997	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 960 HX Base Yr



85221 LONNIE CREWS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,094
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	151,094
SOH/AGL Deduction	50,895
ASSESSED VALUE	100,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,199
TOTAL JUST VALUE	151,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,266

1997 MERI R787576 & R787577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982067	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/0394	6/29/1999	WD	Q	I	01	12,500
GRANTOR: COOPER LANELL A						
GRANTEE: MOUTRAY RICHARD L &						
0803/1012	8/18/1997	WD	Q	V		12,800
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: COOPER LANELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S24 E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS