PT FRAC SEC 35-2N-28E
IN OR 2579/1894
(EX R/W OR 154/123)

HAINES NICOLAS & BREIANNE
85581 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0020

BUILDING CHARACTERISTICS

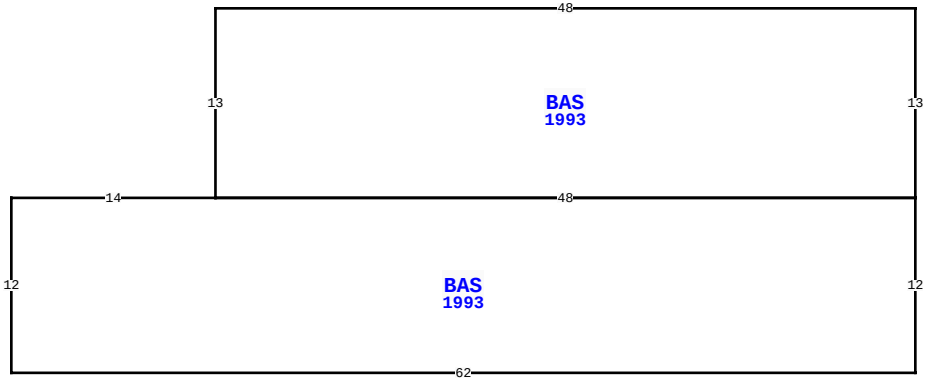
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	26	AL SIDING 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	8,192
BAS	744	100	1993	744	9,767
TOTALS	1,368			1,368	17,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,368	51.4800	43.76	59,864	1974	1974	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1368 HX Base Yr 2024



85581 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,959
TOTAL MARKET OB/XF VALUE	5,076
TOTAL LAND VALUE - MARKET	167,000
TOTAL MARKET VALUE	190,035
SOH/AGL Deduction	36,678
ASSESSED VALUE	153,357
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	101,946
TOTAL JUST VALUE	190,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5413	XFOB	150	01/06/1989
5616	NEW CONSTR	150	01/06/1989
5268	XFOB	5,610	10/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1894	7/25/2022	WD	Q	I	01	150,000
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: HAINES NICOLAS & BR						
2378/1789	7/23/2020	MS	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: QUANT STAFFINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S13 BAS=[YR=1993] W14 S12 E62 N12 W48$ E48 N13$.

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	0681	POLE SHED	0	100	45	12	540.00	SF	15.00	15.00	100	1976	1976	3	20	1,620	
2	0681	POLE SHED	0	100	24	48	1,152.00	SF	15.00	15.00	100	1968	1968	3	20	3,456	

LAND DESCRIPTION

TOTAL OB/XF 5,076

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	1.67	AC		1.00	1.00	1.00	100,000.00	100,000.00	167,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.67 Total Land Value: 167,000 Market: 0 Agricultural: 0 Common: 167,000 PRINTED 07/09/2026 BY SYS