IN OR 2766/1195

BRADLEY CONSTANCE/JANSKY LARRY S
85551 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0920

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

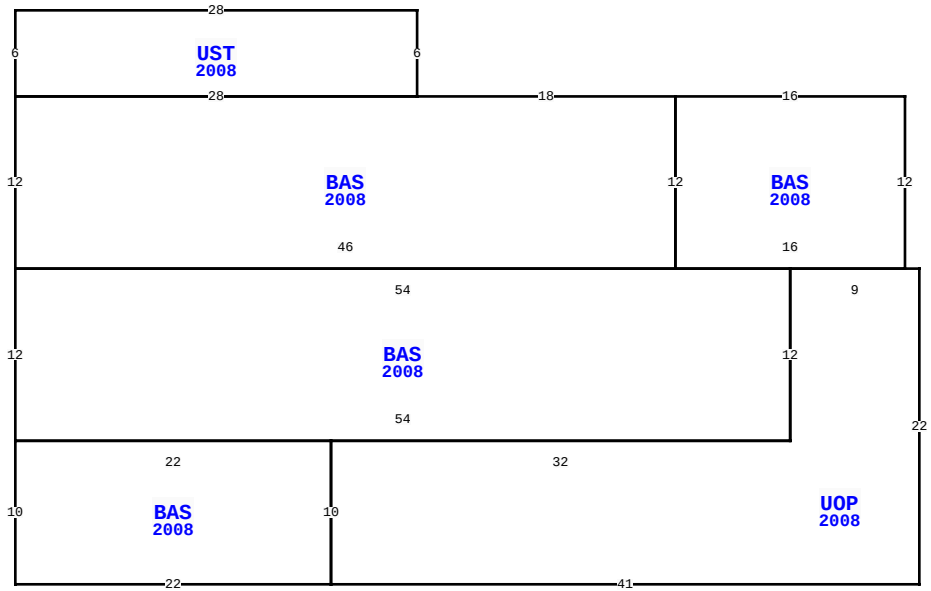
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	2008	192	2,962
BAS	220	100	2008	220	3,394
BAS	552	100	2008	552	8,515
BAS	648	100	2008	648	9,996
UOP	518	25	2008	130	2,006
UST	168	55	2008	92	1,419
TOTALS	2,298			1,834	28,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,834	60.5000	51.42	94,304	1974	1974	0	0	0	70.00	30.00

1 M/H 93- 100% - 2026 Heated Area: 1612 HX Base Yr 2026



85551 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	02/25/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,455
TOTAL MARKET OB/XF VALUE		5,064
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		197,519
SOH/AGL Deduction		109,623
ASSESSED VALUE		87,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,485
TOTAL JUST VALUE		197,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014736	12X40 CPT	15,408	11/15/2023
B230014738	30X50 STG	96,285	11/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/1195	2/06/2025	WD	U	I	11	100
GRANTOR: BRADLEY CONSTANCE						
GRANTEE: BRADLEY CONSTANCE						
2593/0325	9/27/2022	WD	Q	I	01	137,000
GRANTOR: WHIPPLE TRACY						
GRANTEE: BRADLEY CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 BAS=[YR=2008] W18 UST=[YR=2008] N6 W28 S6 E28 $ W28 S12BAS=[YR=2008] S12 BAS=[YR=2008] S10 E22 UOP=[YR=2008] E41 N22 W9 S12 W32 S10 $ N10W22 $ E54 N12 W54 $ E46N12$S12 E16 N12 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
2	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00	10.00	100	2024	2023		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 5,064

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	1.32	AC		1.00	1.00	1.00	100,000.00	100,000.00	132,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

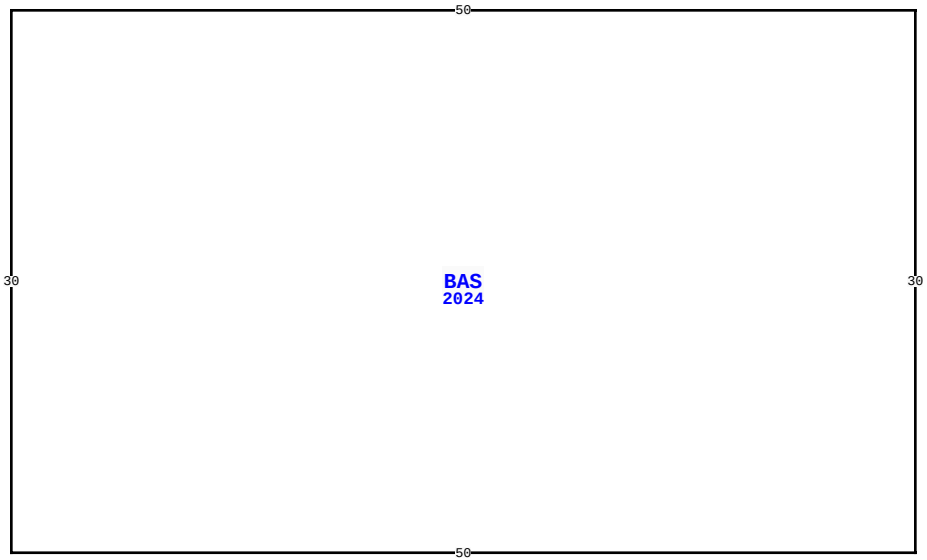
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	32,164
TOTALS	1,500			1,500	32,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	56.1000	21.88	32,820	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2026 Heated Area: 1500 HX Base Yr 2026



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2593/0325	9/27/2022	WD	Q	I	01	137,000
GRANTOR: WHIPPLE TRACY						
GRANTEE: BRADLEY CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E50 S30 W50 N30 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 07/09/2026 BY SYS