BLOCK 3 LOT 6
IN OR 1588/1025
R583314 & R583315

ROBINSON ROY & JODI
85076 LONNIE CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

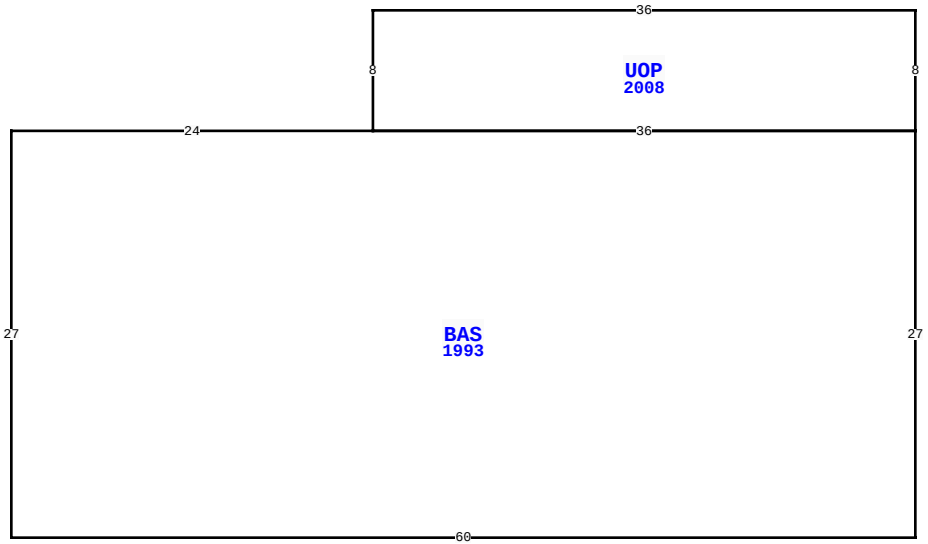
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	51,059
UOP	288	25	2008	72	2,269
TOTALS	1,908			1,692	53,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,692	123.6000	105.06	177,762	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2014 Heated Area: 1620 HX Base Yr 2014



85076 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	06/10/2009 RK	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,329
TOTAL MARKET OB/XF VALUE		47,744
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		201,073
SOH/AGL Deduction		140,133
ASSESSED VALUE		60,940
TOTAL EXEMPTION VALUE	HX HB	35,940
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		201,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02246	SWIM POOL	11,000	09/01/1995
MH93-073	MH MOVE-ON	36,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/1025	10/07/2008	WD	Q	I		115,000
GRANTOR: SMITH-MCNEAL MICHELE						
GRANTEE: ROBINSON ROY & JODI						
1519/1136	8/16/2007	WD	Q	I	05	57,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: SMITH-MCNEAL MICHEL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W36 S8 BAS=[YR=1993] W24 S27 E60 N27 W36 $ E36 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
3	0860	POOL/SPA	0	100	18	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
5	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	1994	1994	3	20	1,258	

LAND DESCRIPTION

TOTAL OB/XF 47,744

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS