

BEAVER BONNIE K
85208 LONNIE CREWS DR
FERNANDINA BEACH, FL 32034

36-2N-27-525P-0004-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		05		AVERAGE 100		0820		02		1,777		107.0000		90.95		161,618		1983		1983		0		0		0 70.00		30.00		VALUATION BY					STANDARD								
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		100%		- 0				Heated Area: 1662										HX Base Yr 1983		Tax Group: 4					Tax Dist:										
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					57,835								
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					2,880								
Interior Floo		05		ASPH TILE 50																										TOTAL LAND VALUE - MARKET					100,000								
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					160,715								
Air Condition		01		NONE 100																										SOH/AGL Deduction					100,769								
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					59,946								
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					WX HX HB 39,946								
Bathrooms				2 100																										BASE TAXABLE VALUE					20,000								
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					160,715								
Stories		1.		1. 100																										NCON VALUE					0								
Units		0		100																										INCOME VALUE													
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					157,385								
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		1,472		100		1993		1,472		40,163																																	
DCK		192		15		1993		29		791																																	
FEP		224		85		1993		190		5,184																																	
FOP		288		30		1993		86		2,347																																	
TOTALS		2,176						1,777		48,485																																	
EXTRA FEATURES										85208 LONNIE CREWS RD, FERNANDINA BEACH										BLD DATE		03/18/2015		KK		LGL DATE				05/09/2025		MLU											
																				XF DATE						LAND DATE																	
																				INC DATE						AG DATE																	
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		0940		SHEDS/PORT		0 100		24 20		480.00		SF		30.00		30.00		100		1982		1982		3		20		2,880															

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