BLOCK 4 LOT 8
2004 PALH DWMH
PT OR 790 PG 1882

TAYLOR HOLLY NEWSOME
85294 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0004-0080

BUILDING CHARACTERISTICS

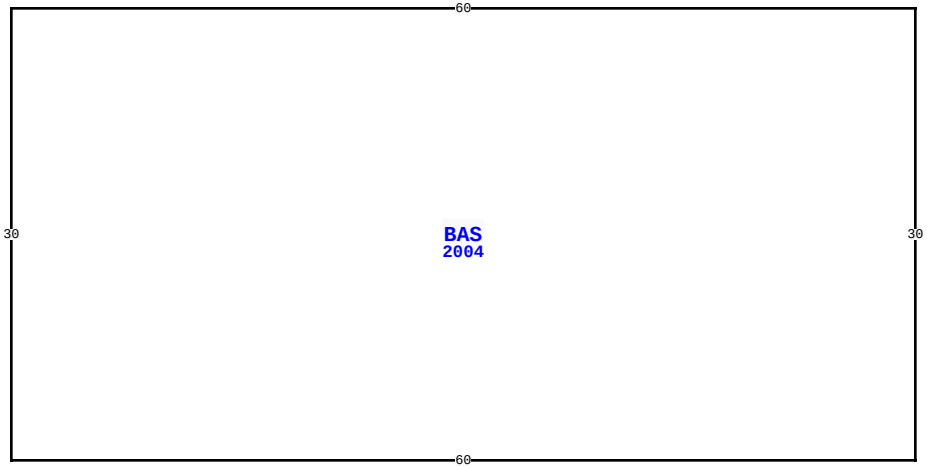
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	2004	1,800	96,552
TOTALS	1,800			1,800	96,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	119.2000	107.28	193,104	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 2023 Heated Area: 1800 HX Base Yr



85294 LONNIE CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,552
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	197,416
SOH/AGL Deduction	0
ASSESSED VALUE	197,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,416
TOTAL JUST VALUE	197,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1882	4/22/1997	QC	U	I	09	1,600
GRANTOR: TAYLOR STEVEN LAMAR						
GRANTEE: TAYLOR HOLLY NEWSOM						
0657/0507	5/11/1992	WD	U	I	10	6,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: TAYLOR STEVEN & H L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E60 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
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1982	1982	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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 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