

BLK 4 LOT 10 OF HOLLY POINT
NORTH #2 PBK 4/80 & PT OF
GOVT LOT 3 OF SEC 35-2N-28E

BOICE PATRICIA
85316 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0004-0100



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 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	1	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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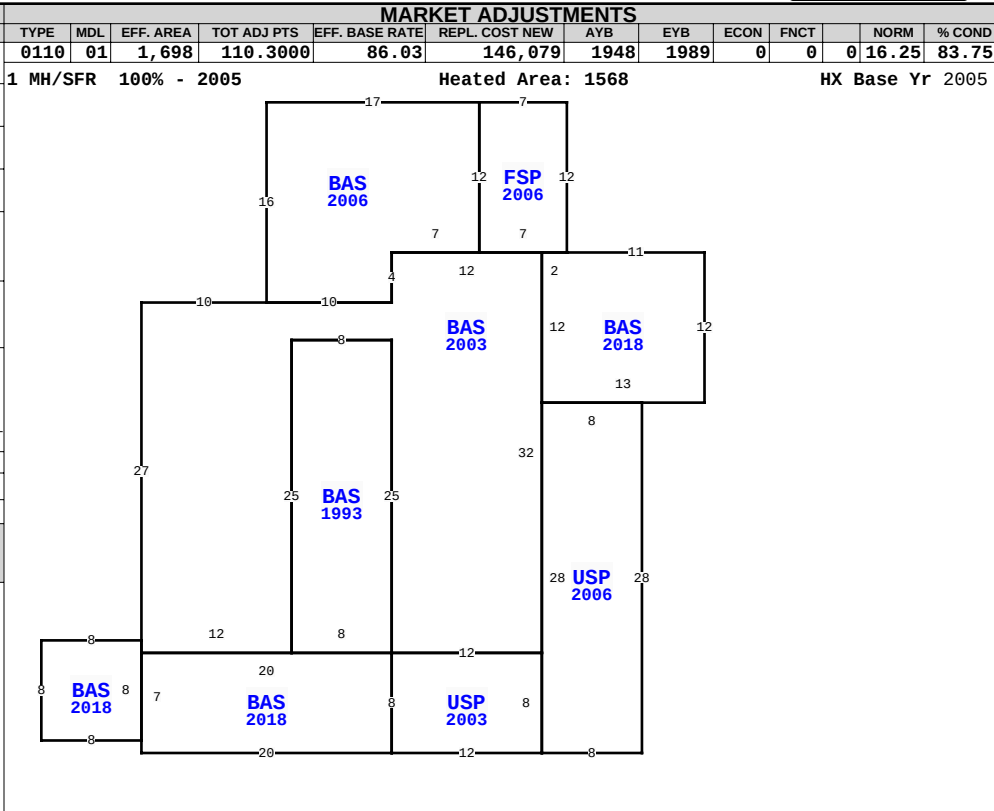
NEIGHBORHOOD/LOC	4004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	14,410
BAS	744	100	2003	744	53,605
BAS	244	100	2006	244	17,580
BAS	64	100	2018	64	4,611
BAS	156	100	2018	156	11,240
BAS	160	100	2018	160	11,528
FSP	84	40	2006	34	2,450
USP	96	30	2003	29	2,090
USP	224	30	2006	67	4,827

TOTALS	1,972			1,698	122,341
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	14	20			30.00
2	0351	CARPORT MT	0	100	20	20			10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



TOTAL OB/XF									
2,480									

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2,480									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
122,341									
TOTAL MARKET OB/XF VALUE									
2,480									
TOTAL LAND VALUE - MARKET									
105,000									
TOTAL MARKET VALUE									
229,821									
SOH/AGL Deduction									
96,936									
ASSESSED VALUE									
132,885									
TOTAL EXEMPTION VALUE									
HX HB WX SX									
106,411									
BASE TAXABLE VALUE									
26,474									
TOTAL JUST VALUE									
229,821									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
225,646									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12092	MECH OTHER	0	09/01/2006
B0515299	ADDITION	13,500	05/31/2005
963409	XFOB	4,800	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1265/1614	10/14/2004	WD	Q	I		150,000	
GRANTOR:MEEKER WILLIAM H							
GRANTEE:BOICE PATRICIA & TH							
0755/0452	3/27/1996	WD	U	I	10	6,800	
GRANTOR:SHEFFIELD WM F ETAL							
GRANTEE:MEEKER WM H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W11 FSP=[YR=2006] N12 W7 BAS=[YR=2006] W17 S16 BAS=[YR=2003] W10 S27 BAS=[YR=2018] W8 S8 E8 BAS=[YR=2018] S1 E20 USP=[YR=2003] E12 USP=[YR=2006] E8 N28 W8 S28\$ N8 W12 S8\$ N8 W20 S7\$ N8\$ S1 E12 BAS=[YR=1993] E8 N25 W8 S25\$ N25 E8 S25 E12 N32 W12 S4 W10\$ E10 N4 E7 N12\$ S12 E7\$ W2 S12 E13 N12\$.									