BLOCK 2 LOT 5
HOLLY POINT NORTH #3 PB 5/24

NIX ERIC J/NIX ALEXIS N
85355 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-5250-0002-0050

BUILDING CHARACTERISTICS

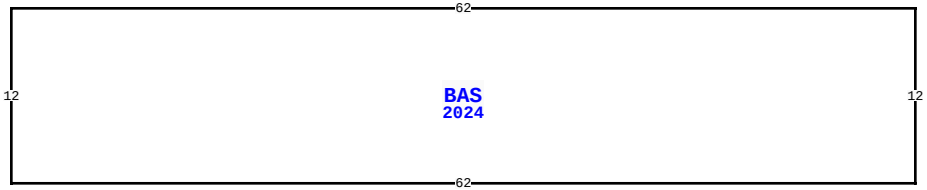
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	744	100	2024	744	19,465
TOTALS	744			744	19,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	102.6000	87.21	64,884	1974	1974	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 744 HX Base Yr 2024



85355 LONNIE CREWS RD, FERNANDINA BEACH

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

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	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1993	1993	3	20	728	
2	0940	SHEDS/PORT	0	100	14	14	196.00	SF	30.00	30.00	100	1993	1993	3	20	1,176	
3	0681	POLE SHED	0	100	4	14	56.00	SF	15.00	15.00	100	1993	1993	3	20	168	
4	0681	POLE SHED	0	100	8	14	112.00	SF	15.00	15.00	100	1993	1993	3	20	336	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,465
TOTAL MARKET OB/XF VALUE		2,408
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		121,873
SOH/AGL Deduction		12,561
ASSESSED VALUE		109,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,901
TOTAL JUST VALUE		121,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,728

SW/MH ID# 265TFDRT3186_ TITLE# 11089659_ RP: 1286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004053	DEMOLITION OF MAN	500	04/16/2025
CO250000382	REPLACEMENT SINGL	0	01/10/2025
230013444	12X62 M/H		10/19/2023
7198	MH MOVE-ON	7,000	03/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1799	5/10/2021	QC	U	I	11	100
GRANTOR: NIX CLAUDE EDWARD						
GRANTEE: NIX ERIC J & ALEXIS						
2142/1199	8/28/2017	QC	U	I	11	2,500
GRANTOR: NIX ERIC JUSTIN						
GRANTEE: NIX CLAUDE EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] S12 E62 N12 W62 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,408

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/13/2025 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS