

BLOCK 2 LOT 6
HOLLY POINT NORTH #3 PB 5/24

DICKERSON KATHY ELIZABETH L/E/
85369 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-5250-0002-0060



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0820	02	1,612	125.2000	106.42	171,549	1983	1988	0	0	70.00	30.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 100% - 2021													Heated Area: 1612 HX Base Yr 2021												
Roof Cover	12	MODULAR MT 100	26 62 26 62 BAS 1993																									
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	08	SHT VINYL 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																										
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	1,612	100	1993	1,612	51,465																							
TOTALS			1,612			1,612	51,465																					
EXTRA FEATURES						85369 LONNIE CREWS RD, FERNANDINA BEACH										BLD DATE 08/17/2015 KK LGL DATE 05/09/2025 MLU XF DATE INC 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	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1994	1994	3	20	4,032													
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600													
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152													
4	1242	WD DECK A	0 100	38	6	228.00	SF	10.00	10.00	100	1985	1985	3	20	456													
LAND DESCRIPTION																	TOTAL OB/XF 6,240											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	291.00	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																												