

CARRE RHIANNON LEIGH/JACOBS TYRONE
85379 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

36-2N-27-5250-0002-0070

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	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 100		0800	02	1,976	117.2000		208,428	2003	2003	0	0	0	52.00	48.00	VALUATION BY																			
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 50% - 2020													Heated Area: 1976 HX Base Yr 2020																			
Roof Cover		03	COMP SHNGL 100		76 26 BAS 2006 76 26													Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										100,045									
Interior Floor		14	CARPET 80															TOTAL MARKET OB/XF VALUE										7,479									
Interior Floor		08	SHT VINYL 20															TOTAL LAND VALUE - MARKET										100,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										207,524									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										59,822									
Bedrooms			3 100															ASSESSED VALUE										147,702									
Bathrooms			2 100															TOTAL EXEMPTION VALUE										HA HAB 38,021									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										109,681									
Stories		0	0 100															TOTAL JUST VALUE										207,524									
Units			0 100		NCON VALUE										0																						
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										206,146																						
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	1,976	100	2006	1,976	100,045																																
TOTALS		1,976			1,976	100,045																															
EXTRA FEATURES					85379 LONNIE CREWS RD, FERNANDINA BEACH																																
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	1242	WD DECK A	0 50	4	6	24.00	SF	10.00	10.00	100	1999	1999	3	20	48																						
2	1242	WD DECK A	0 50	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	20	192																						
3	0500	FP-PRE FAB	0 50	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975																						
4	0351	CARPORT MT	0 100	26	20	520.00	SF	10.00	10.00	100	2025	2020		82	4,264																						
LAND DESCRIPTION										TOTAL OB/XF 7,479																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																				
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