

MCCRIMMON KELLEY
2025 CASHEN WOOD DR
FERNANDINA BEACH, FL 32034

36-2N-27-525Q-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 100		0800		02		1,344		116.8000		105.12		141,281		1996		2011		0		0		36.00		64.00		VALUATION BY		STANDARD															
Exterior Wall		03		GABLE/HIP 100		1 M/H 94+		0%		0		Heated Area: 1344		HX Base Yr		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		90,420		TOTAL MARKET OB/XF VALUE		216		TOTAL LAND VALUE - MARKET		95,000		TOTAL MARKET VALUE		185,636															
Roof Cover		03		COMP SHNGL 100		SOH/AGL Deduction		32,895		ASSESSSED VALUE		152,741		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		152,741		TOTAL JUST VALUE		185,636		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		183,305															
Interior Wall		05		DRYWALL 100																																													
Interior Floo		14		CARPET 70																																													
Interior Floo		08		SHT VINYL 30																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms				3 100																																													
Bathrooms				2 100																																													
Frame		02		WOOD FRAME 100																																													
Stories				1. 100																																													
Units				0 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				4004.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,344		100		2012		1,344		90,420																																							
TOTALS		1,344						1,344		90,420																																							
EXTRA FEATURES										85502 LONNIE CREWS RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/09/2025 MLU									
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	0	8	6	48.00		SF	10.00		10.00		100	2012	2012	3	45	216																													
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