

TYLER DANIEL/KINGERY JENNIFER
85719 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

45-2N-28-550D-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																		
Exterior Wall	30	VINYL	100	0800	02	1,338	141.1200	127.01	169,939	1996	2004	0	0	0	50.00	50.00	STANDARD																
Roof Structure	03	GABLE/HIP	100	1 M/H 94+ 50% - 2020										Heated Area: 1296										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL	100																														
Interior Wall	05	DRYWALL	100																														
Interior Floor	14	CARPET	90																														
Interior Floor	08	SHT VINYL	10																														
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		05	Quality Level 05																														
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	1,296	100	1997	1,296	82,303																												
UOP	168	25	2010	42	2,667																												
TOTALS		1,464			1,338	84,970																											
EXTRA FEATURES										85719 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	0	0	624.00	SF	10.00	10.00	100	1997	1997	3	20	1,248																		
2	1242	WD DECK A	0 50	54	12	648.00	SF	10.00	10.00	100	1999	1999	3	20	1,296																		
4	0510	GARAGE WD-	0 50	24	16	384.00	SF	35.00	35.00	100	1999	1999	3	25	3,360																		
6	0351	CARPORT MT	0 50	30	48	1,440.00	SF	10.00	10.00	100	2021	2021	3	86	12,384																		
LAND DESCRIPTION										TOTAL OB/XF 18,288																							
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	50		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000																