



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
BAS	960	100
UOP	42	25
UOP	96	25
TOTALS	1,098	994

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	994	104.8000	89.08	88,546	1973	1973	0	0	70.00	30.00
1 M/H 93- 100% - 2026 Heated Area: 960 HX Base Yr 2026											
85793 LONNIE CREWS RD, FERNANDINA BEACH											
BLD DATE	11/20/2007	RK	LGL DATE	05/09/2025	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										26,564		
TOTAL MARKET OB/XF VALUE										4,475		
TOTAL LAND VALUE - MARKET										100,000		
TOTAL MARKET VALUE										131,039		
SOH/AGL Deduction										0		
ASSESSED VALUE										131,039		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										79,628		
TOTAL JUST VALUE										131,039		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										128,725		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2777/1153		3/28/2025		QC	U	I	11	100				
GRANTOR: KELLY - BUSHY GAIL MARI												
GRANTEE: BUSHY REINE JR												
2185/0462		3/23/2018		QC	U	I	11	10,000				
GRANTOR: HARPER RICKY LEE & RH												
GRANTEE: BUSHY GAIL M KELLY												
BUILDING NOTES												