LOT 72
IN OR 1841/679
FLORA PARKE #5 PB 7/335

ROUSH KENNETH H & ELIZABETH R
34010 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0072-0000

BUILDING CHARACTERISTICS

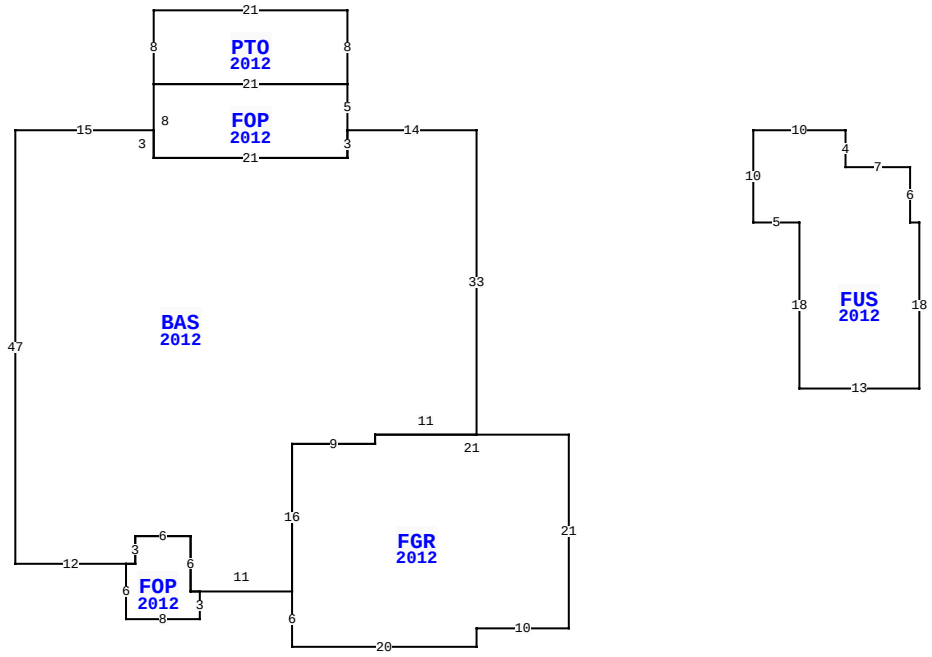
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	258,449
FGR	661	55	364	46,320
FOP	63	30	19	2,418
FOP	168	30	50	6,363
FUS	376	100	376	47,847
PTO	168	5	8	1,018
TOTALS	3,467		2,848	362,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,848	112.8000	133.95	381,490	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2014 Heated Area: 2407 HX Base Yr 2014



34010 CRAB APPLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,416
TOTAL MARKET OB/XF VALUE		9,934
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		437,350
SOH/AGL Deduction		185,815
ASSESSED VALUE		251,535
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,535
TOTAL JUST VALUE		437,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226094	CO ISSUED	0	11/26/2012
B1226610	REMODEL	3,606	11/01/2012
E25242	NEW CONSTR	0	07/01/2012
E25165	TEMP POLE	0	06/01/2012
B26094	NEW CONSTR	273,240	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1841/0679	2/13/2013	WD	Q	I	02	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROUSH KENNETH H & E						
1802/1869	6/14/2012	WD	U	V	30	42,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FOP=[YR=2012] N5 PTO=[YR=2012] N8 W21 S8 E21 $ W21 S8 E21 N3 $ S3 W21 N3 W15 S47 E12 FOP=[YR=2012] S6 E8 N3 W1 N6 W6 S3 W1 $ E1 N3 E6 S6 E11 FGR=[YR=2012] S6 E20 N2 E10N21 W21 S1 W9 S16 $ N16 E9 N1 E11 N33 $ PTR= E30 FUS=[YR=2012] E10 S4 E7 S6 E1 S18 W13 N18 W5 N10 $ W30 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	984.00	SF	5.20	5.20	100	2012	2012	3	94	4,810	
3	0911	SCRN RM A	0	100	8	21	168.00	SF	17.50	17.50	100	2012	2012	3	60	1,764	

LAND DESCRIPTION

TOTAL OB/XF 9,934

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS