PT OF SEC 35-2N-28E
IN OR 2159/1420
EX R/W IN OR 628/259

OWEN ALYSHA MARINA
85001 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0060

BUILDING CHARACTERISTICS

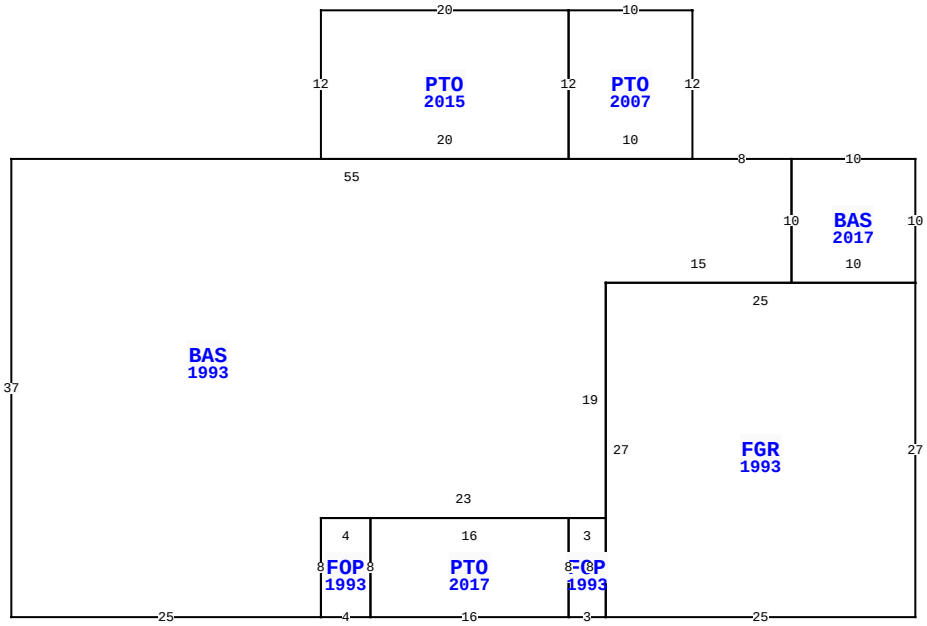
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	199,405
BAS	100	100	100	11,447
FGR	675	55	371	42,468
FOP	24	30	7	802
FOP	32	30	10	1,145
PTO	120	5	6	687
PTO	240	5	12	1,373
PTO	128	5	6	687
TOTALS	3,061		2,254	258,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	105.9282	125.79	283,531	1973	2010	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 1842 HX Base Yr 2018



85001 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
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		258,013
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		339,458
SOH/AGL Deduction		142,339
ASSESSED VALUE		197,119
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,119
TOTAL JUST VALUE		339,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703023	H/AC	0	05/01/2017
E1703022	NEW CONSTR	0	05/01/2017
B1631654	ADDITION	35,000	01/01/2016
B22360	REMODEL	2,400	03/01/2009
B17947	SUNRM	8,000	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1420	11/20/2017	WD	Q	I	01	225,000
GRANTOR: ISLE AMELIA HOLDINGS						
GRANTEE: OWEN ALYSHA MARINA						
2087/1734	12/07/2016	WD	Q	I	01	75,000
GRANTOR: INGEBRIGSTEN CATHERIN						
GRANTEE: ISLE AMELIA HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 BAS=[YR=1993] W8 PTO=[YR=2007] N12 W10
PTO=[YR=2015] W20 S12 E20 N12$ S12 E10$ W55 S37 E25
FOP=[YR=1993] E4 PTO=[YR=2017] E16 FOP=[YR=1993] E3
FGR=[YR=1993] E25 N27 W25 S27$ N8 W3 S8$ N8 W16 S8$ N8 W4
S8$ N8 E23 N19 E15 N10$ S10 E10 N10$.

EXTRA FEATURES

LN	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	1994	1994	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	75,000.00	75,000.00	78,750							

REVIEW DATE 11/16/2017 BY KW Total Acres: 1.05 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS