

IN OR 1280/873 EX 1-99
ESMT IN OR 292/378
A/K/A LOT 5 MOBLEY HEIGHTS UNR

VAN GOIDTSNOVEN TERESA
85115 CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0130



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	08 WD ON PLY 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	149,183
FOP	60	30	18	1,218

TOTALS	2,265	2,223	150,401
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0 100	0	0	572.00	SF	35.00	35.00
3	0810	CONCRETE A	0 100	0	0	724.00	SF	6.50	6.50
4	0680	POLE SHED	0 100	10	10	100.00	SF	10.00	10.00
5	0940	SHEDS/PORT	0 100	12	18	216.00	SF	21.00	21.00
6	0940	SHEDS/PORT	0 100	12	26	312.00	SF	21.00	21.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.36

REVIEW DATE	10/25/2018	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,223	98.0000	88.44	196,602	1979	1979	0	0	23.50	76.50
1 SINGLE FAM - 100% - 2005											
Heated Area: 2205											
HX Base Yr 2005											

85115 CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1980	1980	3	49	1,715	
2	0510	GARAGE WD-	0 100	0	0	572.00	SF	35.00	35.00	100	1980	1980	3	20	4,004	
3	0810	CONCRETE A	0 100	0	0	724.00	SF	6.50	6.50	100	1990	1990	3	62	2,918	
4	0680	POLE SHED	0 100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
5	0940	SHEDS/PORT	0 100	12	18	216.00	SF	21.00	21.00	100	1990	1990	3	20	907	
6	0940	SHEDS/PORT	0 100	12	26	312.00	SF	21.00	21.00	100	1990	1990	3	20	1,310	

TOTAL OB/XF										11,054									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,000		

Total Acres: 1.36	Total Land Value: 102,000	Market: 0	Agricultural: 0	Common: 102,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				150,401	
TOTAL MARKET OB/XF VALUE				11,054	
TOTAL LAND VALUE - MARKET				102,000	
TOTAL MARKET VALUE				263,455	
SOH/AGL Deduction				127,131	
ASSESSED VALUE				136,324	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				86,324	
TOTAL JUST VALUE				263,455	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				197,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801640	H/AC	0	02/01/2018
992086	REPAIR/RRF	0	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1280/0873	12/13/2004	WD	Q	I	
					153,500
GRANTOR: LITTLE LINDA F					
GRANTEE: VAN GOIDTSNOVEN JEA					
0925/1030	3/23/2000	QC	U	I	01
					100
GRANTOR: LITTLE TIMOTHY C					
GRANTEE: LITTLE LINDA F					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W71 S35 E15 FOP=[YR=1993] E12 N5 W12S5\$ N5 E56 N30\$.									