

PARCELS 1-16 & 1-17  
IN OR 164/699 & OR 237/479  
A/K/A LOTS 11 12 & 13

PATTERSON JACKIE E & SUE  
85397 CREWS ROAD  
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0160



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 13 | LVT/LAMNT 40   |
| 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      |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,848            | 100         | 1,848        | 144,512              |
| FSP       | 208              | 40          | 83           | 6,491                |
| UGR       | 1,008            | 45          | 454          | 35,502               |
| TOTALS    | 3,064            |             | 2,385        | 186,505              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 8  | 24 | 192.00 | SF | 6.50     |
| 7              | 1243       | WD DECK F   | 0   | 0   | 4  | 4  | 16.00  | SF | 8.00     |
| 8              | 0510       | GARAGE WD-  | 0   | 100 | 27 | 13 | 351.00 | SF | 29.75    |

| 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  | 8.49        |

| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100                                                         | 01  | 2,385     | 120.3440    | 108.61         | 259,035        | 1974 | 1986 | 0    | 0    | 28.00 | 72.00  |
| 1 SINGLE FAM - 100% - 1974 Heated Area: 1848 HX Base Yr 1974 |     |           |             |                |                |      |      |      |      |       |        |
|                                                              |     |           |             |                |                |      |      |      |      |       |        |
| 85397 CREWS RD, FERNANDINA BEACH                             |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |          |
|-------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4           | 0810       | CONCRETE A  | 0   | 100 | 8  | 24 | 192.00 | SF | 6.50     |
| 7           | 1243       | WD DECK F   | 0   | 0   | 4  | 4  | 16.00  | SF | 8.00     |
| 8           | 0510       | GARAGE WD-  | 0   | 100 | 27 | 13 | 351.00 | SF | 29.75    |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |          |
|-------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4           | 0810       | CONCRETE A  | 0   | 100 | 8  | 24 | 192.00 | SF | 6.50     |
| 7           | 1243       | WD DECK F   | 0   | 0   | 4  | 4  | 16.00  | SF | 8.00     |
| 8           | 0510       | GARAGE WD-  | 0   | 100 | 27 | 13 | 351.00 | SF | 29.75    |

| NASSAU COUNTY PROPERTY                |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                     |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 4                           |  |  |  |  |  |  |  |  |  |
| STANDARD                              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:                |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 209,889         |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 11,160       |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 509,400     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 730,449            |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 505,014             |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 225,435                |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB DX 55,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 170,435            |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 730,449              |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                          |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                          |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 520,493       |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| C105304    | CO ISSUED   | 0     | 09/07/2011 |
| B24973     | ADDITION    | 2,344 | 07/01/2011 |
| E22922     | NEW CONSTR  | 0     | 09/01/2010 |
| P14441     | NEW CONSTR  | 0     | 09/01/2010 |
| 7066       | REPAIR/RRF  | 2,760 | 03/11/1991 |

| SALES DATA           |           |              |        |        |           |               |  |  |  |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0237/0479            | 4/01/1977 | WD           | U      | V      |           | 3,000         |  |  |  |
| GRANTOR:             |           |              |        |        |           |               |  |  |  |
| GRANTEE:             |           |              |        |        |           |               |  |  |  |
| 0139/0125            | 1/01/1973 | AA           | Q      | V      |           | 6,525         |  |  |  |
| GRANTOR:             |           |              |        |        |           |               |  |  |  |
| GRANTEE:             |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W66 S28 E20 FSP=[YR=2008] S8 E26 N8W26\$ E46 N28\$ PTR= E15 UGR=[YR=1993] E36 S28 W36 N28\$ W15\$. |  |  |  |  |  |  |  |  |  |

**PATTERSON JACKIE E & SUE**  
85397 CREWS ROAD  
FERNANDINA BEACH, FL 32034

**35-2N-28-0000-0001-0160**

[illegible]

**PATTERSON JACKIE E & SUE**  
85397 CREWS ROAD  
FERNANDINA BEACH, FL 32034

**35-2N-28-0000-0001-0160**

| BUILDING CHARACTERISTICS |  |    |  |                |  |      |  |         |  | MARKET ADJUSTMENTS |  |             |  |                  |  |                 |  |      |  | NASSAU COUNTY PROPERTY |  |      |  |      |  |       |  |        |  | PAGE 3 of 4               |  |  |  |  |                 |  |  |  |  |
|--------------------------|--|----|--|----------------|--|------|--|---------|--|--------------------|--|-------------|--|------------------|--|-----------------|--|------|--|------------------------|--|------|--|------|--|-------|--|--------|--|---------------------------|--|--|--|--|-----------------|--|--|--|--|
| ELEMENT                  |  | CD |  | CONSTRUCTION   |  | TYPE |  | MDL     |  | EFF. AREA          |  | TOT ADJ PTS |  | EFF. BASE RATE   |  | REPL. COST NEW  |  | AYB  |  | EYB                    |  | ECON |  | FNCT |  | NORM  |  | % COND |  | VALUATION SUMMARY         |  |  |  |  |                 |  |  |  |  |
| Exterior Wall            |  | 25 |  | MOD METAL 100  |  | 0820 |  | 02      |  | 400                |  | 46.9000     |  | 30.48            |  | 12,192          |  | 1967 |  | 1967                   |  | 0    |  | 0    |  | 70.00 |  | 30.00  |  | VALUATION BY              |  |  |  |  | STANDARD        |  |  |  |  |
| Roof Structur            |  | 01 |  | FLAT 100       |  | 3    |  | M/H 93- |  | - 0%               |  | - 1974      |  | Heated Area: 400 |  | HX Base Yr 1974 |  |      |  |                        |  |      |  |      |  |       |  |        |  | Tax Group: 4              |  |  |  |  | Tax Dist:       |  |  |  |  |
| Roof Cover               |  | 01 |  | MINIMUM 100    |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | BUILDING MARKET VALUE     |  |  |  |  | 209,889         |  |  |  |  |
| Interior Wall            |  | 04 |  | PLYWOOD 100    |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 11,160          |  |  |  |  |
| Interior Floo            |  | 08 |  | SHT VINYL 100  |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | TOTAL LAND VALUE - MARKET |  |  |  |  | 509,400         |  |  |  |  |
| Air Condition            |  | 01 |  | NONE 100       |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | TOTAL MARKET VALUE        |  |  |  |  | 730,449         |  |  |  |  |
| Heating Type             |  | 01 |  | NONE 100       |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | SOH/AGL Deduction         |  |  |  |  | 505,014         |  |  |  |  |
| Bedrooms                 |  |    |  | 0 100          |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | ASSESSED VALUE            |  |  |  |  | 225,435         |  |  |  |  |
| Bathrooms                |  |    |  | 0 100          |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB DX 55,000 |  |  |  |  |
| Frame                    |  | 02 |  | WOOD FRAME 100 |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | BASE TAXABLE VALUE        |  |  |  |  | 170,435         |  |  |  |  |
| Stories                  |  | 1. |  | 1. 100         |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | TOTAL JUST VALUE          |  |  |  |  | 730,449         |  |  |  |  |
| Units                    |  |    |  | 0 100          |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | NCON VALUE                |  |  |  |  | 0               |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | INCOME VALUE              |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 520,493         |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |
|                          |  |    |  |                |  |      |  |         |  |                    |  |             |  |                  |  |                 |  |      |  |                        |  |      |  |      |  |       |  |        |  |                           |  |  |  |  |                 |  |  |  |  |

**PATTERSON JACKIE E & SUE**  
85397 CREWS ROAD  
FERNANDINA BEACH, FL 32034

**35-2N-28-0000-0001-0160**

[illegible]