PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1424/1355
(EX R/W OR 614/952)

SERRANO CARLOS & ZAYDA
640 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

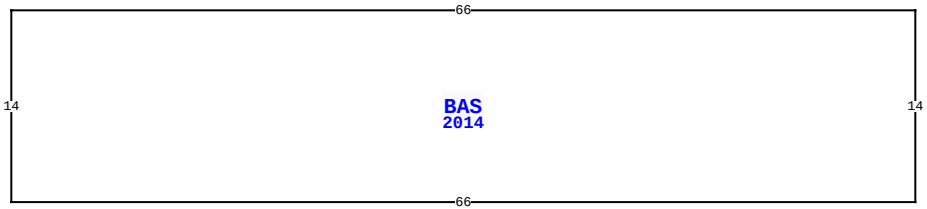
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	21,081
TOTALS	924		924	21,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	117.0000	76.05	70,270	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/30/2023 MLU
AG DATE

85246 CREWS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,098
TOTAL MARKET OB/XF VALUE	2,402
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	329,500
SOH/AGL Deduction	65,233
ASSESSED VALUE	264,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,267
TOTAL JUST VALUE	329,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1355	6/30/2006	WD	Q	I		100,000
GRANTOR: CAIN ADRIAN S & JENNI						
GRANTEE: SERRANO CARLOS & ZA						
0970/1429	2/13/2001	WD	U	I	11	33,900
GRANTOR: PEARMAN WILLIAM PARKE						
GRANTEE: CAIN ADRIAN S & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S14 E66 N14$.

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	0811	CONCRETE B	0	0	83	10	830.00	SF	3.48	3.48	100	1995	1995	3	72	2,082	
2	1242	WD DECK A	0	0	8	20	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 2,402

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	0		OR	0.00	0.00	2.10	AC		1.00	1.00	0.80	75,000.00	60,000.00	126,000							

REVIEW DATE 08/07/2017 BY KWDJ Total Acres: 2.10 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1424/1355
(EX R/W OR 614/952)

SERRANO CARLOS & ZAYDA
640 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0340

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

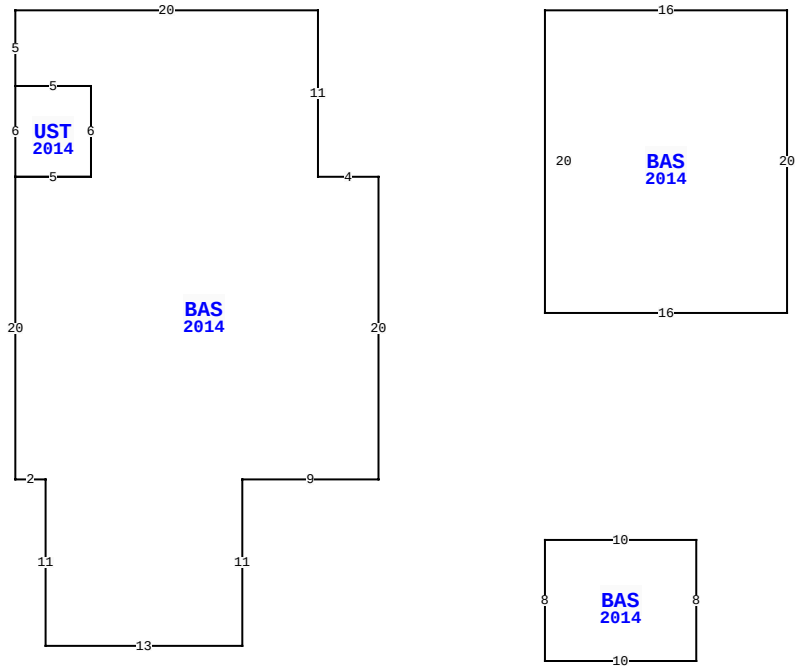
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	80	3,511
BAS	320	100	320	14,046
BAS	813	100	813	35,686
UST	30	45	14	615
TOTALS	1,243		1,227	53,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	01	1,227	108.1200	75.68	92,859	2005	2005	0	0	0	42.00	58.00

3 M/H ADDTN – 0% - 0 Heated Area: 1213 HX Base Yr



85246 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,098
TOTAL MARKET OB/XF VALUE	2,402
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	329,500
SOH/AGL Deduction	65,233
ASSESSED VALUE	264,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,267
TOTAL JUST VALUE	329,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/1355	6/30/2006	WD	Q	I		100,000
GRANTOR: CAIN ADRIAN S & JENNI						
GRANTEE: SERRANO CARLOS & ZA						
0970/1429	2/13/2001	WD	U	I	11	33,900
GRANTOR: PEARMAN WILLIAM PARKE						
GRANTEE: CAIN ADRIAN S & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 S5 UST=[YR=2014] S6 E5 N6 W5$ E5 S6 W5 S20 E2 S11 E13 N11 E9 N20 W4 N11$ PTR=E15 BAS=[YR=2014] E16 S20 W16 N20$ W15$ PTR=E15 S35 BAS=[YR=2014] E10 S8 W10 N8$ N35 W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/07/2017 BY KWDJ Total Acres: 2.10 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1424/1355
(EX R/W OR 614/952)

SERRANO CARLOS & ZAYDA
640 KING GEORGE LN
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

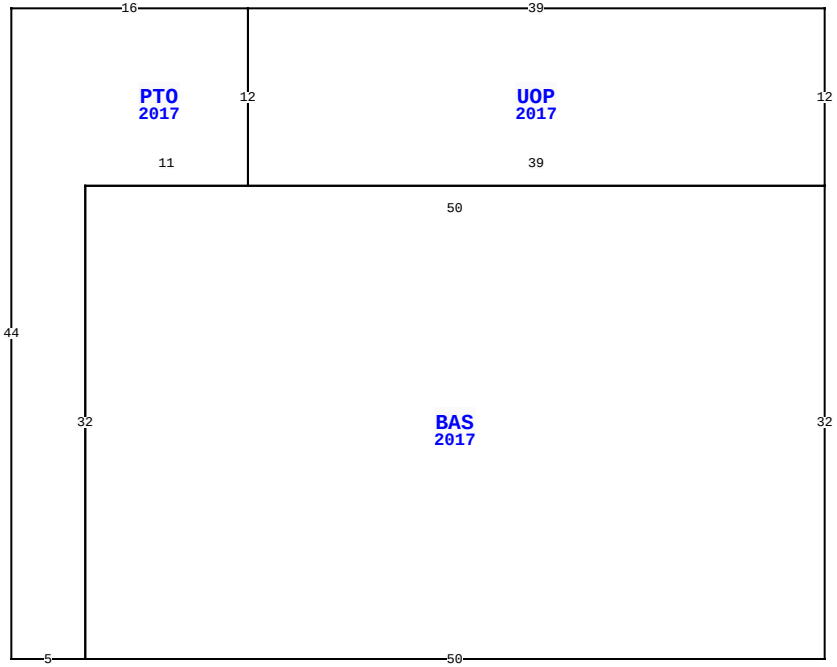
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	117,906
PTO	352	5	18	1,327
UOP	468	20	94	6,927
TOTALS	2,420		1,712	126,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	86.4000	77.98	133,502	2000	2010	0	0	0	5.50	94.50

4 SINGLE FAM – 0% - 0 Heated Area: 1600 HX Base Yr



85246 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,098
TOTAL MARKET OB/XF VALUE	2,402
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	329,500
SOH/AGL Deduction	65,233
ASSESSED VALUE	264,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,267
TOTAL JUST VALUE	329,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1355	6/30/2006	WD	Q	I		100,000
GRANTOR: CAIN ADRIAN S & JENNI						
GRANTEE: SERRANO CARLOS & ZA						
0970/1429	2/13/2001	WD	U	I	11	33,900
GRANTOR: PEARMAN WILLIAM PARKE						
GRANTEE: CAIN ADRIAN S & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W39 PTO=[YR=2017] W16 S44 E5 BAS=[YR=2017]
E50 N32 W50 S32$ N32 E11 N12$ S12 E39 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/07/2017 BY KWDJ Total Acres: 2.10 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS