PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 2285/1491
(EX R/W OR 614/950)

HOVAN PATRICK
85310 CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0370

BUILDING CHARACTERISTICS

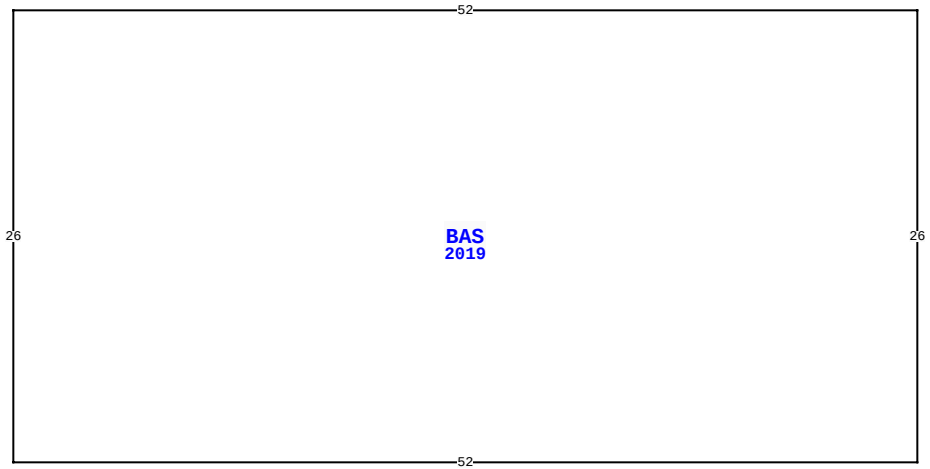
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,352	100	1,352	105,780
TOTALS	1,352		1,352	105,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,352	115.2320	80.66	109,052	2019	2019	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2021 Heated Area: 1352 HX Base Yr 2021



85310 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		105,780
TOTAL MARKET OB/XF VALUE		9,360
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		235,140
SOH/AGL Deduction		81,110
ASSESSED VALUE		154,030
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,030
TOTAL JUST VALUE		235,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907982	CO ISSUED	0	09/27/2019
MH197982	MH MOVE-ON	0	07/28/2019
B23927	DEMOLITION	1,500	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1491	6/27/2019	WD	U	I	32	75,000
GRANTOR: GIRGIS ROGER M						
GRANTEE: HOVAN PATRICK						
2181/0107	3/02/2018	WD	Q	I	01	26,300
GRANTOR: TESTON RACHEL						
GRANTEE: GIRGIS ROGER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W52 S26 E52 N26$.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	000100	C	SFR	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	120,000							

REVIEW DATE 01/03/2020 BY KW Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS