

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1961/1822
BEING PARCEL A

ROADERICK CRAIG K
85430 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0440



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
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	30	VINYL 100	0200	01	1,512	114.5970	85.95	129,956	2015	2015	0	0	3.00	97.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SFR MODULR - 100% - 2016													Heated Area: 1512										HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2015																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	08	SHT VINYL 60																																	
Interior Floo	14	CARPET 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																																	
Occupancy	00	NONE 100																																	
Quality			04	Quality Level 04																															
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	1,512	100	1,512	126,057																															
TOTALS			1,512	1,512	126,057																														
EXTRA FEATURES			85430 CREWS RD, FERNANDINA BEACH																																
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	0810	CONCRETE A	0 100	0	0	253.00	SF	6.50	6.50	100	2015	2015	3	96	1,579																				
2	0351	CARPORT MT	0 100	24	18	432.00	SF	10.00	10.00	100	2005	2005	3	27	1,166																				
LAND DESCRIPTION			TOTAL OB/XF 2,745																																
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	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	127,500																		
REVIEW DATE 04/29/2020 BY KWA Total Acres: 2.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
1961/1822	2/04/2015	WD	U	V	V	37	45,000

GRANTOR: CRIBB LARRY C & VICKI

GRANTEE: ROADERICK CRAIG K

| 1910/1093 | 3/31/2014 | PR | U | V | V | 19 | 36,000 |

GRANTOR: CARMICHAEL DONALD P/R

GRANTEE: CRIBB LARY C & VICK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S27 E56 N27\$.