PT GOVT LOTS 2 & 3 & PT NW1/4
OF SEC 35-2N-28E IN
OR 2017/1116

ROADERICK CRAIG K & LINDA
85430 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

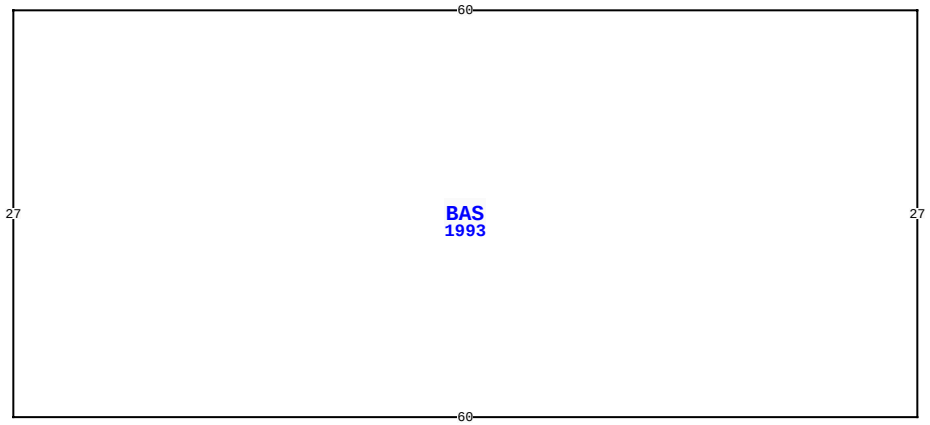
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	36,518
TOTALS	1,620		1,620	36,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	115.6000	75.14	121,727	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1620 HX Base Yr



85472 CREWS RD, FERNANDINA BEACH

BLD DATE	08/10/2015 KK	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	36,518
TOTAL MARKET OB/XF VALUE	3,054
TOTAL LAND VALUE - MARKET	159,375
TOTAL MARKET VALUE	198,947
SOH/AGL Deduction	84,734
ASSESSED VALUE	114,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,213
TOTAL JUST VALUE	198,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8813	MH MOVE-ON	32,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/1116	5/01/2015	QC	U	I	11	100
GRANTOR: ROSS KEITH W						
GRANTEE: ROADERICK CRAIG K &						
0784/0708	2/07/1997	WD	U	I	07	100
GRANTOR: TRUETT JAMES E & LAUR						
GRANTEE: ROSS KEITH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0752	USP	0	0	12	10	120.00	SF	15.00	15.00	100	1988	1988	3	20	360	
5	1243	WD DECK F	0	0	24	10	240.00	SF	8.00	8.00	100	1988	1988	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,054

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	000102	C	SFR/MH	0		OR	0.00	0.00	2.50	AC		1.00	1.00	0.85	75,000.00	63,750.00	159,375							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 2.50 Total Land Value: 159,375 Market: 0 Agricultural: 0 Common: 159,375 PRINTED 08/02/2023 BY SYS