

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN
OR 1293/837 (EX R/W IN

RUDOLPH SCOTT H
85356 CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0490



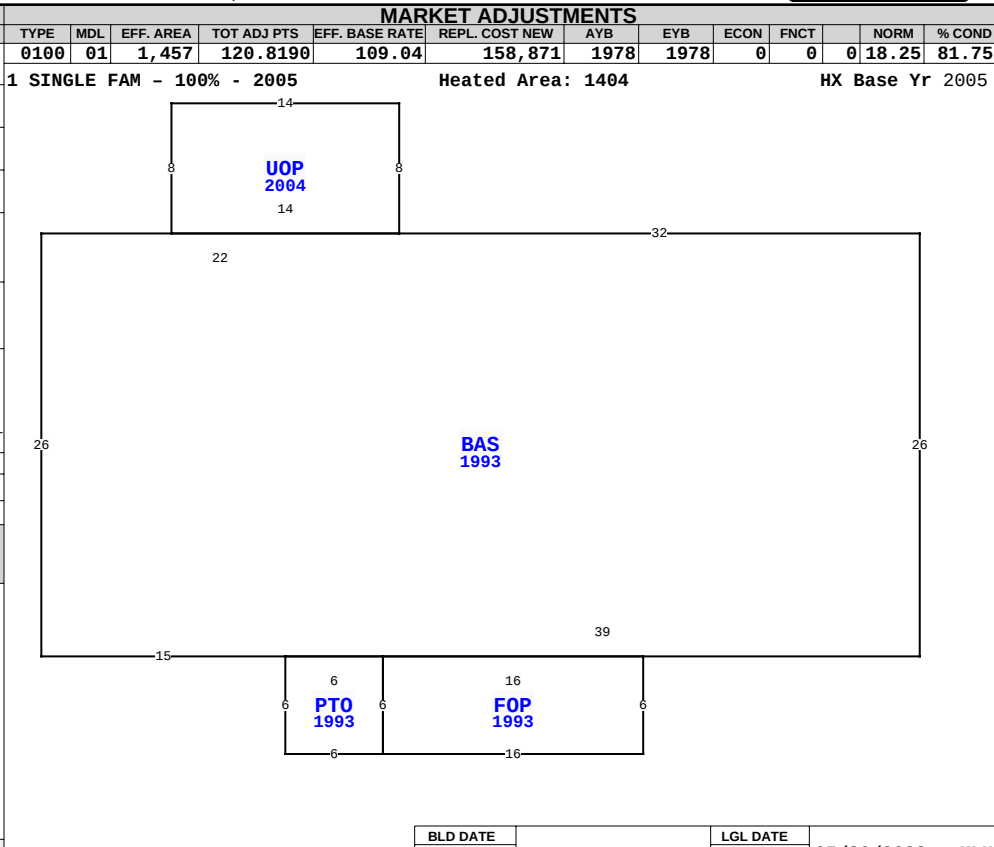
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,404	100	1,404	125,153
FOP	96	30	29	2,585
PTO	36	5	2	178
UOP	112	20	22	1,961
TOTALS	1,648		1,457	129,877

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	100	14	30	420.00	SF	2.93	2.93	
3	0351	CARPORT MT	0	100	30	14	420.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	100		OR	0.00	0.00	2.00	AC	



85356 CREWS RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

TOTAL OB/XF											
2,191											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2 4											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						139,676					
TOTAL MARKET OB/XF VALUE						2,191					
TOTAL LAND VALUE - MARKET						120,000					
TOTAL MARKET VALUE						261,867					
SOH/AGL Deduction						139,754					
ASSESSED VALUE						122,113					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						72,113					
TOTAL JUST VALUE						261,867					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						198,902					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803076	H/AC	0	04/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1293/0837	2/07/2005	WD	U	I	21	123,600			
GRANTOR: TRENT LARRY LYNN									
GRANTEE: RUDOLPH SCOTT H									
1266/1783	10/19/2004	PR	U	I	01	100			
GRANTOR: TRENT LARRY LYNN P/R									
GRANTEE: TRENT LARRY LYNN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 UOP=[YR=2004] N8 W14 S8 E14\$ W22 S26 E15 PTO=[YR=1993] S6 E6 FOP=[YR=1993] E16 N6 W16 S6\$ N6 W6\$ E39 N26\$.											

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