PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN
OR 2606/772 (EX R/W IN

HULETT DANIEL
2231 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0500

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

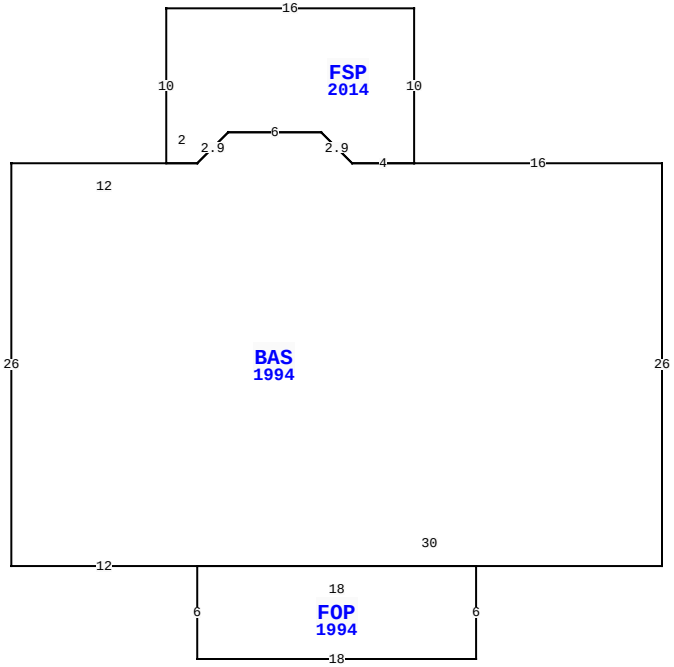
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,108	100	1,108	110,091
FOP	108	30	32	3,179
FSP	144	40	58	5,763
TOTALS	1,360		1,198	119,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	127.6500	115.20	138,010	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1108 HX Base Yr



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

85388 CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,034
TOTAL MARKET OB/XF VALUE	475
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	239,509
SOH/AGL Deduction	0
ASSESSED VALUE	239,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,509
TOTAL JUST VALUE	239,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0637	NEW CONSTR	3,558	09/01/1994
94-01208	NEW CONSTR	41,627	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0772	12/01/2022	WD	U	I	37	185,000
GRANTOR: MORTIMER MALVIN						
GRANTEE: HULETT DANIEL						
2060/1521	7/20/2016	QC	U	I	11	100
GRANTOR: MORTIMER MALVIN						
GRANTEE: MORTIMER MALVIN & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 FSP=[YR=2014] N10 W16 S10 E2 U2 R2 E6 D2 R2 E4$ W4 U2 L2 W6 D2 L2 W12 S26 E12 FOP=[YR=1994] S6 E18 N6 W18$ E30 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
2	0830	FLAGSTONE	0	0	3	15	45.00	SF	12.00	12.00	100	2006	2006	3	88	475	

LAND DESCRIPTION

TOTAL OB/XF 475

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	120,000							

REVIEW DATE 02/07/2020 BY KWA Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS