

IN OR 1480/1506
EX R/W IN OR 375/651
R622343 & R622344

CREWS JOHN REUBEN/CREWS JESSE S ET AL
95386 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0640



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	04	Quality Level 04
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	1,296	100	1,296	46,780
UOP	120	25	30	1,083
UOP	160	25	40	1,444
USP	192	50	96	3,465
TOTALS	1,768		1,462	52,772

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0	0	30	30			6.60	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.79	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,462	128.9200	90.24	131,931	1996	1996	0	0	60.00	40.00
1 M/H 94+ - 0% - 0 Heated Area: 1296 HX Base Yr											
95045 KAREN WALK, FERNANDINA BEACH											

TOTAL OB/XF											
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TOTAL OB/XF											
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1	0351	CARPORT MT	0	0	30	30			6.60	100	1997

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						52,772					
TOTAL MARKET OB/XF VALUE						1,188					
TOTAL LAND VALUE - MARKET						134,250					
TOTAL MARKET VALUE						188,210					
SOH/AGL Deduction						64,672					
ASSESSED VALUE						123,538					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						123,538					
TOTAL JUST VALUE						188,210					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						130,150					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973974	ADDITION	11,370	05/01/1997
961542	MH MOVE-ON	0	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1506	2/23/2007	QC	U	I	01	100	
GRANTOR: ROBERTS LARRY S							
GRANTEE: CREWS JOHN REUBEN E							
1265/1142	10/13/2004	WD	Q	I		100,000	
GRANTOR: WILLIAMS DOYLE G & LO							
GRANTEE: ROBERTS LARRY S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W14 UOP=[YR=1997] N12 W10 USP=[YR=1997] W16 S12 E16 N12\$ S12 E10\$ W34 S27 E18 UOP=[YR=1997] S10 E16 N10 W16\$ E30 N27\$.											