

PT OF SEC 35-2N-28E
IN OR 1788/380 & OR 1788/382
(EX R/W IN OR 154/125)

WILLIAMS FAMILY TRUST/WILLIAMS CHARLES L TRUSTEE
PO BOX 15345
FERNANDINA BEACH, FL 32035

2023

35-2N-28-0000-0001-0700



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	12	CEDAR 100	0100	01	1,754	132.2500	119.36	209,357	1981	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1982													Heated Area: 1412									
Roof Cover	12	MODULAR MT 100														HX Base Yr 1982									
Interior Wall	05	DRYWALL 100																							
Interior Floop	14	CARPET 100																							
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																							
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	1,232	100	1,232	119,847																					
BAS	180	100	180	17,510																					
FGR	500	55	275	26,752																					
FSP	168	40	67	6,518																					
TOTALS			2,080	1,754	170,626																				
EXTRA FEATURES			85685 LONNIE 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	440.00	SF	6.50	6.50	100	1981	1981	3	38	1,087									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803									
3	0511	GARAGE CB-	0	100	30	40	1,200.00	SF	26.80	26.80	100	1988	1988	3	57	18,331									
5	0351	CARPORT MT	0	100	20	38	760.00	SF	15.00	15.00	100	2000	2000	3	20	2,280									
6	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	2010	2010	3	92	6,440									
LAND DESCRIPTION																									
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	0006	OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	199,500								
2	000115	C	SFR ACRES	100		OR	0.00	0.00	3.20	AC		1.00	1.00	0.70	75,000.00	52,500.00	168,000								
REVIEW DATE 05/17/2021 BY KWX Total Acres: 5.86 Total Land Value: 367,500 Market: 0 Agricultural: 0 Common: 367,500 PRINTED 08/02/2023 BY SYS																									