

IN OR 1588/500
ESMT OR 1397/1230
ESMT PT OR 1601/308

WISEMAN JAMES T JR
85002 CREWS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0820



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	12	HARDWOOD 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,800	100	1,800	139,336
DCK	224	10	22	1,703
UOP	192	20	38	2,941
USP	192	30	58	4,489
TOTALS	2,408		1,918	148,470

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0003	RS-1	0.00	0.00	1.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	01	1,918	109.8000	82.35	157,947	2009	2009	0	0	6.00	94.00	
1 SFR MODULR - 100% - 2010 Heated Area: 1800 HX Base Yr 2010												
85002 CREWS RD, FERNANDINA BEACH												

BLD DATE	08/17/2009	RK	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF												
3,290												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0003	RS-1	0.00	0.00	1.50	AC		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		148,470	
TOTAL MARKET OB/XF VALUE		3,290	
TOTAL LAND VALUE - MARKET		112,500	
TOTAL MARKET VALUE		264,260	
SOH/AGL Deduction		132,272	
ASSESSED VALUE		131,988	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		76,988	
TOTAL JUST VALUE		264,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22154	CO ISSUED	0	03/17/2009
P13647	OTHER	0	01/01/2009
B22154	MH MOVE-ON	0	12/01/2008
E21492	ELEC OTHER	0	12/01/2008
M14295	MECH OTHER	0	12/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/0500	10/06/2008	WD	Q	V		90,000
GRANTOR: GREGORY JAMES C & AUD						
GRANTEE: WISEMAN JAMES T JR						
1588/0497	10/06/2008	QC	U	V	07	100
GRANTOR: GREGORY JASON D & IRI						
GRANTEE: GREGORY JAMES C & A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W26 DCK=[YR=2016] N14 W16 S14 E16\$ W34 S30 E12 USP=[YR=2016] S12 E16 UOP=[YR=2016] E16 N12 W16 S12\$ N12 W16\$ E48 N30\$.									