

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1903/1596
{R787572 & R787573}

NUNEZ VERONICA
85194 CREWS RD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0840



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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

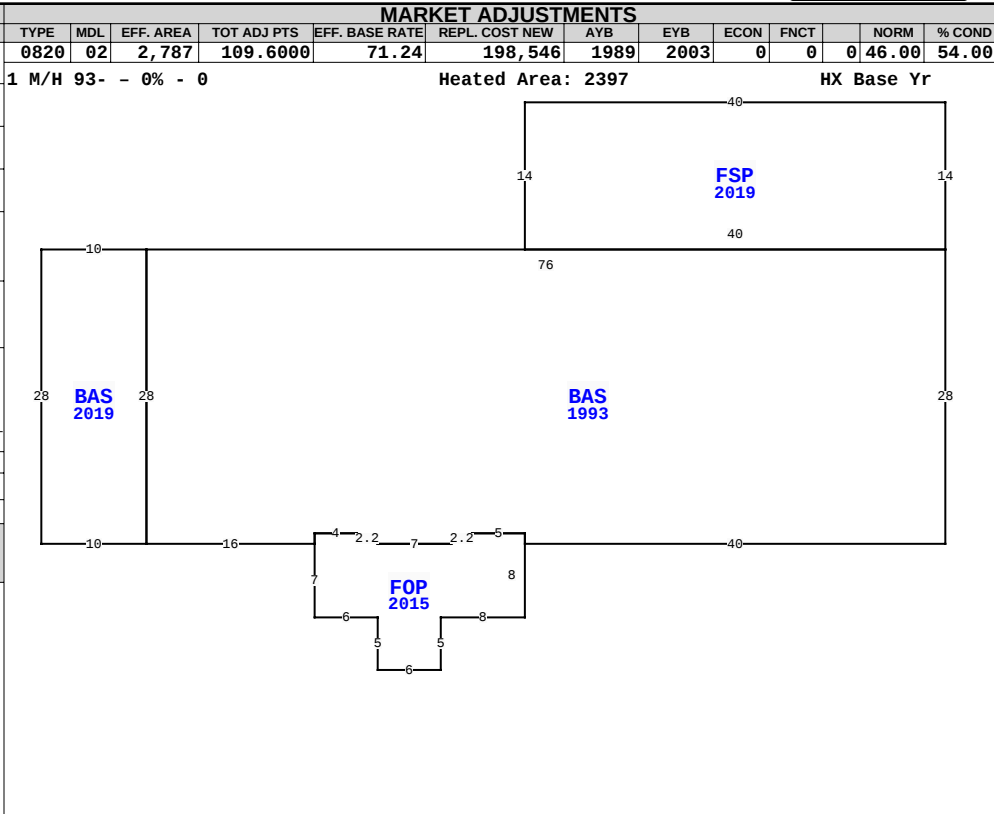
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	81,440
BAS	280	100	280	10,771
FOP	181	30	54	2,077
FSP	560	60	336	12,926

TOTALS	3,138		2,787	107,215
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0	0	16	24		384.00 SF 20.10	
3	0510	GARAGE WD-	0	0	32	16		512.00 SF 35.00	
6	0812	CONCRETE C	0	0	0	0		775.00 SF 4.00	
7	0462	ST/AL FNC	0	0	150	0		600.00 SF 7.50	
8	0940	SHEDS/PORT	0	0	20	16		320.00 SF 30.00	
9	0681	POLE SHED	0	0	8	16		128.00 SF 15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.58 AC
2	000115	C	SFR ACRES	0			0.00	0.00	1.57 AC



85194 CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	3	20	1,544	
100	1992	1992	3	20	3,584	
100	2015	2015	3	96	2,976	
100	2005	2005	3	44	1,980	
100	2015	2015	3	74	7,104	
100	2015	2015	3	81	1,555	

TOTAL OB/XF									
18,743									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	107,215		
TOTAL MARKET OB/XF VALUE	18,743		
TOTAL LAND VALUE - MARKET	165,375		
TOTAL MARKET VALUE	291,333		
SOH/AGL Deduction	121,467		
ASSESSED VALUE	169,866		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	169,866		
TOTAL JUST VALUE	291,333		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	198,924		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1903/1596	1/24/2014	SW	U	I	12
					SALE PRICE
					36,000
GRANTOR: COMMUNITY FIRST CREDI					
GRANTEE: NUNEZ VERONICA					
1848/1325	4/03/2013	CT	U	I	18
					100
GRANTOR: CLERK OF COURT					
GRANTEE: COMMUNITY FIRST CRE					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2019] N14 W40 S14 E40\$ BAS=[YR=1993] W76									
BAS=[YR=2019] W10 S28 E10 N28\$ S28 E16 FOP=[YR=2015] S7 E6S5									
E6 N5 E8 N8 W5 D1 L2 W7 L2 U1 W4 S1\$ N1 E4 D1 R2 E7 U1									
R2 E5 S1 E40 N28\$.									