

LOT 72
IN OR 1841/679
FLORA PARKE #5 PB 7/335

ROUSH KENNETH H & ELIZABETH R
34010 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	270,621
FGR	661	55	364	48,501
FOP	63	30	19	2,532
FOP	168	30	50	6,662
FUS	376	100	376	50,100
PTO	168	5	8	1,066

TOTALS	3,467		2,848	379,482
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	984.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	8	21	168.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,848	112.8000	141.00	401,568	2012	2012	0	0	5.50	94.50
1 SNGL FAM - 100% - 2014 Heated Area: 2407 HX Base Yr 2014											
34010 CRAB APPLE CT, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF 9,701											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			379,482
TOTAL MARKET OB/XF VALUE			9,701
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			464,183
SOH/AGL Deduction			205,102
ASSESSED VALUE			259,081
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			209,081
TOTAL JUST VALUE			464,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			437,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226094	CO ISSUED	0	11/26/2012
B1226610	REMODEL	3,606	11/01/2012
E25242	NEW CONSTR	0	07/01/2012
E25165	TEMP POLE	0	06/01/2012
B26094	NEW CONSTR	273,240	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1841/0679	2/13/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ROUSH KENNETH H & E					
1802/1869	6/14/2012	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W14 FOP=[YR=2012] N5 PTO=[YR=2012] N8 W21 S8 E21 \$ W21 S8 E21 N3 \$ S3 W21 N3 W15 S47 E12 FOP=[YR=2012] S6 E8 N3 W1 N6 W6 S3 W1 \$ E1 N3 E6 S6 E11 FGR=[YR=2012] S6 E20 N2 E10N21 W21 S1 W9 S16 \$ N16 E9 N1 E11 N33 \$ PTR= E30 FUS=[YR=2012] E10 S4 E7 S6 E1 S18 W13 N18 W5 N10 \$ W30 \$.											