IN OR 466/682
PARCELS 1-7 & 1-18 (EX 1-83)
A/K/A LOTS 7 8 & 9

BUNK RALPH M & CAROL M
85279 CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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	04	Quality Level 04

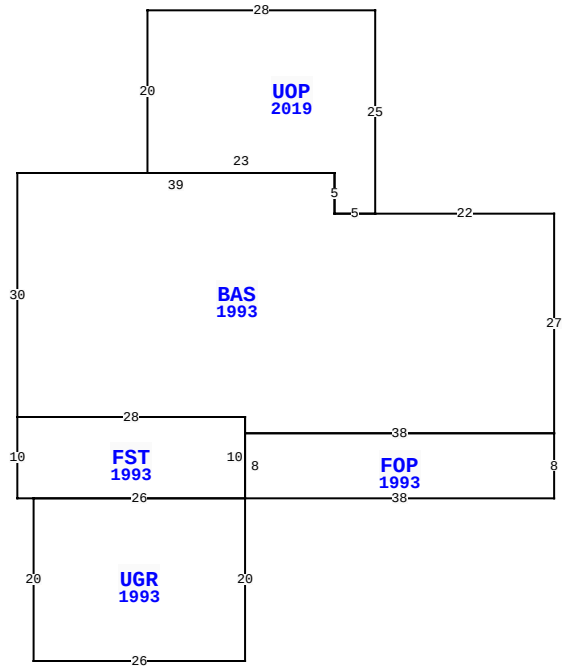
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	1,921	166,318
FOP	304	30	91	7,879
FST	280	55	154	13,333
UGR	520	45	234	20,260
UOP	585	20	117	10,130
TOTALS	3,610		2,517	217,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	107.8560	102.46	257,892	1987	1992	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 1973 Heated Area: 1921 HX Base Yr 1973



85279 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,919
TOTAL MARKET OB/XF VALUE		27,959
TOTAL LAND VALUE - MARKET		240,450
TOTAL MARKET VALUE		486,328
SOH/AGL Deduction		285,955
ASSESSED VALUE		200,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,373
TOTAL JUST VALUE		486,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19?	SWIM POOL	0	07/01/2019
7308	NEW CONSTR	46,570	06/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0466/0682	9/01/1985	WD	U	V		7,000
GRANTOR:						
GRANTEE:						
0129/0587	1/01/1972	AA	Q	I		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2019] N25 W28 S20 E23 S5 E5$ W5 N5 W39 S30 FST=[YR=1993] S10 E2 UGR=[YR=1993] S20 E26 N20 FOP=[YR=1993] E38 N8 W38 S8 $ W26 $ E26 N10 W28 $ E28 S2 E38 N27 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,680.00	SF	4.00	4.00	100	1987	1987	3	52	3,494	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	0510	GARAGE WD-	0	100	0	0	1,225.00	SF	35.00	35.00	100	2008	2008	3	52	22,295	

LAND DESCRIPTION

TOTAL OB/XF 27,959

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		OR	0.00	0.00	4.58	AC		1.00	1.00	0.70	75,000.00	52,500.00	240,450							

REVIEW DATE 12/02/2019 BY KWA Total Acres: 4.58 Total Land Value: 240,450 Market: 0 Agricultural: 0 Common: 240,450 PRINTED 08/06/2024 BY SYS