IN OR 1280/873 EX 1-99
ESMT IN OR 292/378
A/K/A LOT 5 MOBLEY HEIGHTS UNR

VAN GOIDTSNOVEN TERESA
85115 CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0130

BUILDING CHARACTERISTICS

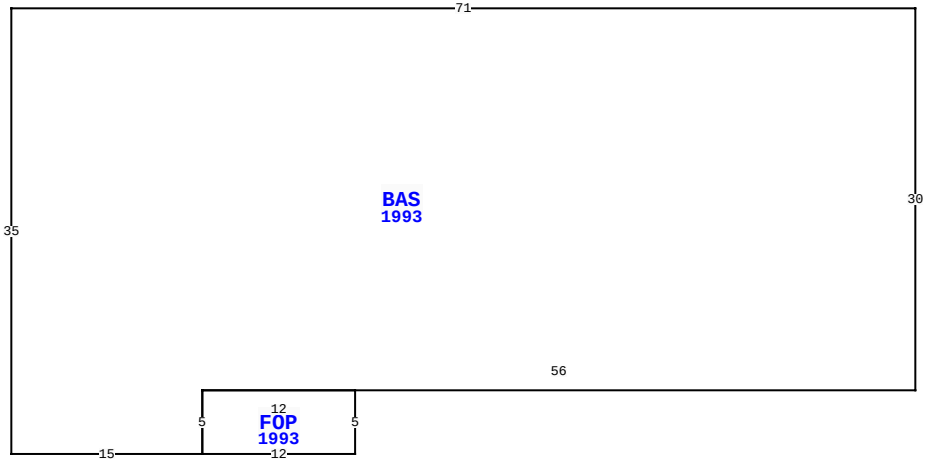
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	08	WD ON PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	2,205	100	2,205	156,264
FOP	60	30	18	1,276
TOTALS	2,265		2,223	157,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	98.0000	93.10	206,961	1979	1979	0	0	0	23.88	76.12

1 SINGLE FAM – 100% - 2005 Heated Area: 2205 HX Base Yr 2005



85115 CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,539
TOTAL MARKET OB/XF VALUE		10,849
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		270,388
SOH/AGL Deduction		129,974
ASSESSED VALUE		140,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,414
TOTAL JUST VALUE		270,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801640	H/AC	0	02/01/2018
992086	REPAIR/RRF	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0873	12/13/2004	WD	Q	I		153,500
GRANTOR: LITTLE LINDA F						
GRANTEE: VAN GOIDTSNOVEN JEA						
0925/1030	3/23/2000	QC	U	I	01	100
GRANTOR: LITTLE TIMOTHY C						
GRANTEE: LITTLE LINDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W71 S35 E15 FOP=[YR=1993] E12 N5 W12S5$ N5 E56 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0	100	0	0	572.00	SF	35.00	35.00	100	1980	1980	3	20	4,004	
3	0810	CONCRETE A	0	100	0	0	724.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,800	
4	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
5	0940	SHEDS/PORT	0	100	12	18	216.00	SF	21.00	21.00	100	1990	1990	3	20	907	
6	0940	SHEDS/PORT	0	100	12	26	312.00	SF	21.00	21.00	100	1990	1990	3	20	1,310	

LAND DESCRIPTION

TOTAL OB/XF 10,849

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	1.36	AC		1.00	1.00	1.00	75,000.00	75,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.36 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/06/2024 BY SYS