PARCELS 1-16 & 1-17
IN OR 164/699 & OR 237/479
A/K/A LOTS 11 12 & 13

PATTERSON JACKIE E & SUE
85397 CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

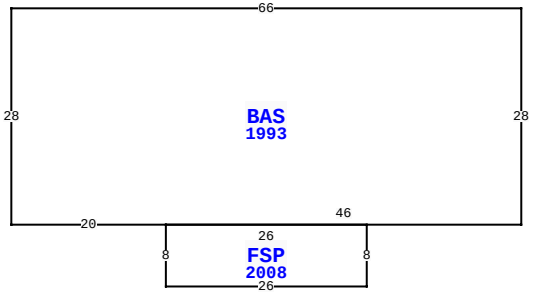
NEIGHBORHOOD/LOC 4005.00

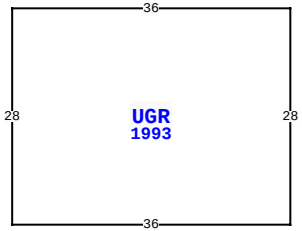
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	151,067
FSP	208	40	83	6,785
UGR	1,008	45	454	37,113
TOTALS	3,064		2,385	194,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	120.3440	114.33	272,677	1974	1986	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1974 Heated Area: 1848 HX Base Yr 1974





85397 CREWS RD, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	8	24	192.00	SF	6.50	6.50	100	1998	1998	3	75	936	
3	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	100	1990	1990	3	20	26	
4	0510	GARAGE WD-	0	100	27	13	351.00	SF	29.75	29.75	100	2015	2015	3	78	8,145	

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,830
TOTAL MARKET OB/XF VALUE	10,735
TOTAL LAND VALUE - MARKET	509,400
TOTAL MARKET VALUE	738,965
SOH/AGL Deduction	506,190
ASSESSED VALUE	232,775
TOTAL EXEMPTION VALUE	HX HB DX 55,000
BASE TAXABLE VALUE	177,775
TOTAL JUST VALUE	738,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	730,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C105304	CO ISSUED	0	09/07/2011
B24973	ADDITION	2,344	07/01/2011
E22922	NEW CONSTR	0	09/01/2010
P14441	NEW CONSTR	0	09/01/2010
7066	REPAIR/RRF	2,760	03/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0237/0479	4/01/1977	WD	U	V		3,000
GRANTOR:						
GRANTEE:						
0139/0125	1/01/1973	AA	Q	V		6,525
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E20 FSP=[YR=2008] S8 E26 N8W26$ E46 N28$ PTR= E15 UGR=[YR=1993] E36 S28 W36 N28$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 10,735

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	8.49	AC		1.00	1.00	0.80	75,000.00	60,000.00	509,400							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 8.49 Total Land Value: 509,400 Market: 0 Agricultural: 0 Common: 509,400 PRINTED 08/06/2024 BY SYS

PARCELS 1-16 & 1-17
IN OR 164/699 & OR 237/479
A/K/A LOTS 11 12 & 13

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FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

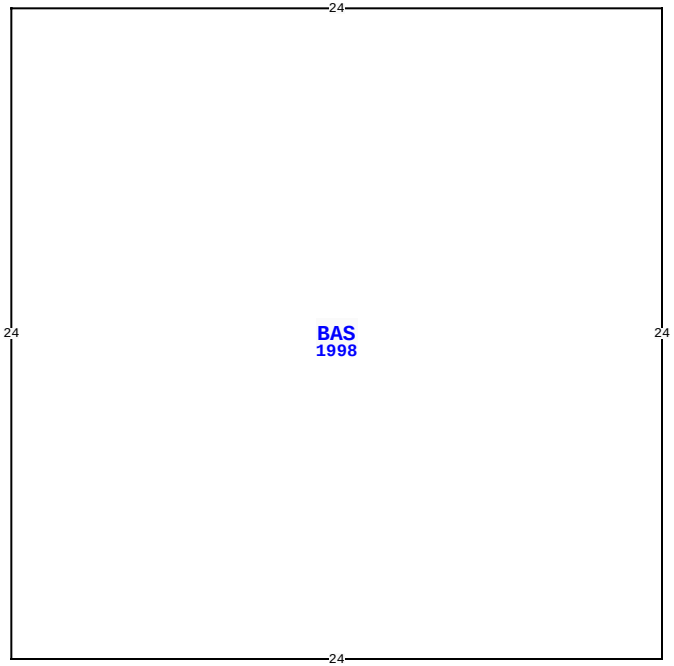
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	9,859
TOTALS	576		576	9,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	85.8000	30.03	17,297	1998	1998	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1974 Heated Area: 576 HX Base Yr 1974



85397 CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,830
TOTAL MARKET OB/XF VALUE		10,735
TOTAL LAND VALUE - MARKET		509,400
TOTAL MARKET VALUE		738,965
SOH/AGL Deduction		506,190
ASSESSED VALUE		232,775
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		177,775
TOTAL JUST VALUE		738,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0237/0479	4/01/1977	WD	U	V		3,000
GRANTOR:						
GRANTEE:						
0139/0125	1/01/1973	AA	Q	V		6,525
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2020 BY KWA Total Acres: 8.49 Total Land Value: 509,400 Market: 0 Agricultural: 0 Common: 509,400 PRINTED 08/06/2024 BY SYS

PARCELS 1-16 & 1-17
IN OR 164/699 & OR 237/479
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85397 CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0160

BUILDING CHARACTERISTICS

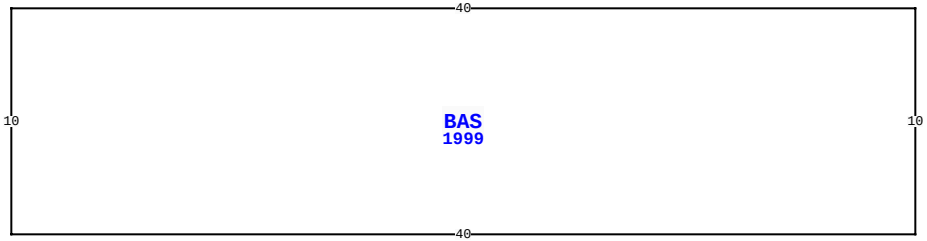
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	400	100	400	3,940
TOTALS	400		400	3,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	400	46.9000	32.83	13,132	1967	1967	0	0	0	70.00	30.00

3 M/H 93- – 0% - 1974 Heated Area: 400 HX Base Yr 1974



85397 CREWS RD, FERNANDINA BEACH

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

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 — 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,830
TOTAL MARKET OB/XF VALUE		10,735
TOTAL LAND VALUE - MARKET		509,400
TOTAL MARKET VALUE		738,965
SOH/AGL Deduction		506,190
ASSESSED VALUE		232,775
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		177,775
TOTAL JUST VALUE		738,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0237/0479	4/01/1977	WD	U	V		3,000
GRANTOR:						
GRANTEE:						
0139/0125	1/01/1973	AA	Q	V		6,525
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S10 E40 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2020 BY KWA Total Acres: 8.49 Total Land Value: 509,400 Market: 0 Agricultural: 0 Common: 509,400 PRINTED 08/06/2024 BY SYS

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2024

35-2N-28-0000-0001-0160

BUILDING CHARACTERISTICS

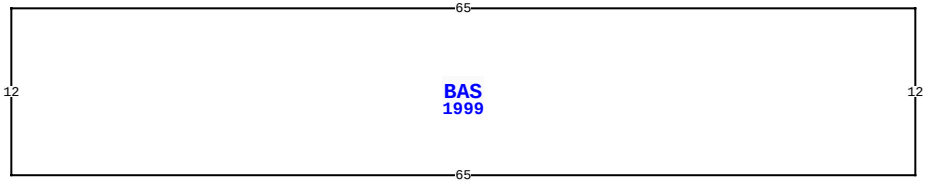
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	780	100	780	10,067
TOTALS	780		780	10,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	780	61.4600	43.02	33,556	1987	1987	0	0	0	70.00	30.00

4 M/H 93- – 0% - 1974 Heated Area: 780 HX Base Yr 1974



85397 CREWS RD, FERNANDINA BEACH

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

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

NASSAU COUNTY PROPERTY

PAGE 4 of 4 — 4

VALUATION SUMMARY

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PREVIOUS YEAR MKT VALUE		730,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0237/0479	4/01/1977	WD	U	V		3,000
GRANTOR:						
GRANTEE:						
0139/0125	1/01/1973	AA	Q	V		6,525
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W65 S12 E65 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/29/2020 BY KWA Total Acres: 8.49 Total Land Value: 509,400 Market: 0 Agricultural: 0 Common: 509,400 PRINTED 08/06/2024 BY SYS