IN OR 1097/524
AKA LOT 10 MOBLEY HEIGHTS UNR
EX R/W'S 300/695 & OR 611/1174

BUNK FAMILY REV LIVING TRUST
85325 CREWS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

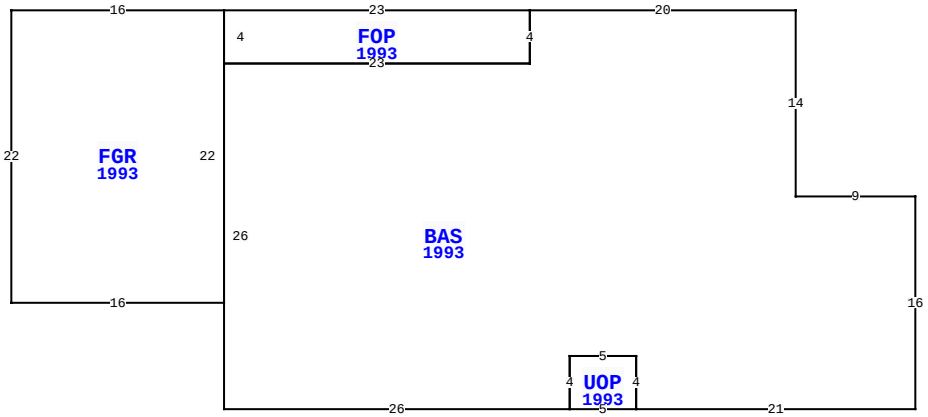
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,322	100	1,322	116,195
FGR	352	55	194	17,051
FOP	92	30	28	2,461
UOP	20	20	4	352
TOTALS	1,786		1,548	136,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	139.1229	132.17	204,599	1976	1976	0	0	0	33.50	66.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1322 HX Base Yr



85325 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	136,058
TOTAL MARKET OB/XF VALUE	18,371
TOTAL LAND VALUE - MARKET	173,250
TOTAL MARKET VALUE	327,679
SOH/AGL Deduction	0
ASSESSED VALUE	327,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,679
TOTAL JUST VALUE	327,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1097/0524	11/26/2002	QC	U	I	01	100
GRANTOR: BUNK MAX M & LORRAINE						
GRANTEE: BUNK MAX & LORRAINE						
0221/0446	7/22/1976	WD	Q	V		3,900
GRANTOR: MOBLEY H J & ESTELLE						
GRANTEE: BUNK MAX M & LORRAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N14 W20 FOP=[YR=1993] W23 FGR=[YR=1993] W16 S22 E16N22$ S4 E23 N4$ S4 W23 S26 E26 UOP=[YR=1993] E5 N4 W5S4$ N4 E5 S4 E21 N16$.

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	0510	GARAGE WD-	0	0	0	0	1,624.00	SF	35.00	35.00	100	1980	1980	3	20	11,368	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0812	CONCRETE C	0	0	0	0	2,176.00	SF	4.00	4.00	100	1985	1985	3	47	4,091	
4	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	1990	1990	3	20	780	
5	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	1990	1990	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 18,371

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	0	0006	OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	75,000.00	75,000.00	173,250							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 2.31 Total Land Value: 173,250 Market: 0 Agricultural: 0 Common: 173,250 PRINTED 08/06/2024 BY SYS