IN OR 1597/877
EX R/W OR 619/1263
EX 1-112

**PICKETT MATT S & MYRA JANE**
85044 CREWS ROAD
FERNANDINA BEACH, FL 32034

**2024**

**35-2N-28-0000-0001-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 |

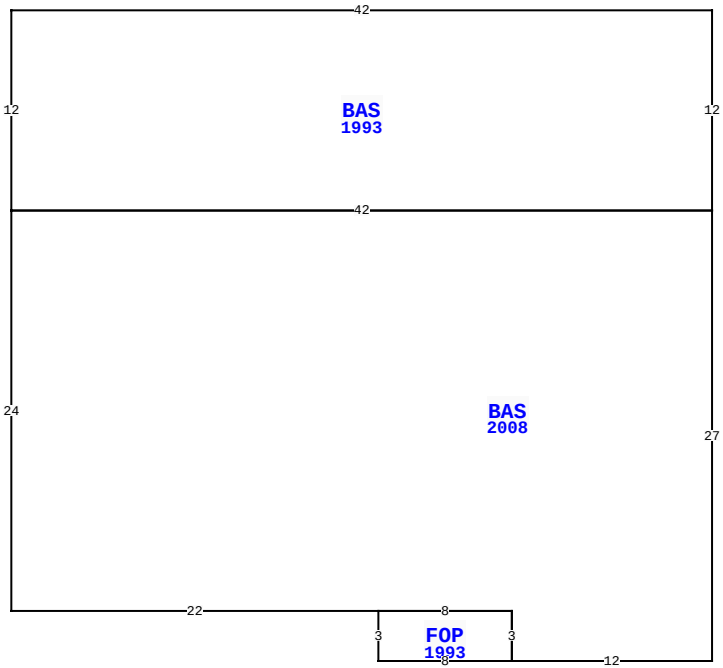
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 504 | 100 | 504 | 40,780 |
| BAS | 1,044 | 100 | 1,044 | 84,472 |
| FOP | 24 | 30 | 7 | 566 |
| TOTALS | 1,572 | | 1,555 | 125,818 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,555 | 102.0000 | 96.90 | 150,680 | 1981 | 1985 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 2009 Heated Area: 1548 HX Base Yr 2009




85044 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 | | 125,818 |
| TOTAL MARKET OB/XF VALUE | | 22,048 |
| TOTAL LAND VALUE - MARKET | | 206,250 |
| TOTAL MARKET VALUE | | 354,116 |
| SOH/AGL Deduction | | 214,121 |
| ASSESSED VALUE | | 139,995 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 89,995 |
| TOTAL JUST VALUE | | 354,116 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,121 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24666 | XFOB | 10,312 | 05/01/2011 |
| B21830 | DEMOLITION | 2,000 | 08/01/2008 |
| 2928 | H/AC | 850 | 02/23/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1597/0877 | 12/15/2008 | WD | U | I | 06 | 100 |
| GRANTOR: PICKETT JOHN T & BETT | | | | | | |
| GRANTEE: PICKETT MATT S SR & | | | | | | |
| 1597/0874 | 12/15/2008 | WD | U | I | 21 | 10,000 |
| GRANTOR: CREWS CLARA B | | | | | | |
| GRANTEE: PICKETT JOHN T & BE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W42 S12 BAS=[YR=2008] S24 E22 FOP=[YR=1993] S3 E8N3 W8$ E8 S3 E12 N27W42$ E42 N12$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 47 | 306 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 25 | 36 | 576.00 | SF | 35.00 | 35.00 | 100 | 1985 | 1985 | 3 | 20 | 4,032 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 27 | 18 | 486.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 972 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 20 | 22 | 440.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 880 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 4 | 8 | 32.00 | SF | 10.00 | 10.00 | 100 | 1991 | 1991 | 3 | 20 | 64 | |
| 6 | 0525 | GAZEBO | 0 | 100 | 15 | 15 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 1991 | 1991 | 3 | 20 | 1,000 | |
| 7 | 1243 | WD DECK F | 0 | 100 | 10 | 20 | 200.00 | SF | 4.80 | 4.80 | 100 | 2005 | 2005 | 3 | 24 | 230 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 16 | 16 | 256.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 24 | 614 | |
| 9 | 0351 | CARPORT MT | 0 | 100 | 42 | 18 | 756.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 55 | 4,158 | |
| 10 | 0681 | POLE SHED | 0 | 100 | 40 | 12 | 480.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 68 | 4,896 | |

TOTAL OB/XF 17,152

## LAND DESCRIPTION

| 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 | 2.75 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 206,250 | | | | | | | |

REVIEW DATE 06/03/2024 BY KBA Total Acres: 2.75 Total Land Value: 206,250 Market: 0 Agricultural: 0 Common: 206,250 PRINTED 08/06/2024 BY SYS

IN OR 1597/877
EX R/W OR 619/1263
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FERNANDINA BEACH, FL 32034

**2024**

**35-2N-28-0000-0001-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
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| | | | | | | | | | | | | |

| | | | |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0681 | POLE SHED | 0 | 100 | 40 | 12 | 480.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 68 | 4,896 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 4,896

| 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 06/03/2024 BY KBA Total Acres: 2.75 Total Land Value: 206,250 Market: 0 Agricultural: 0 Common: 206,250 PRINTED 08/06/2024 BY SYS