PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1961/1822
BEING PARCEL A

ROADERICK CRAIG K
85430 CREWS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

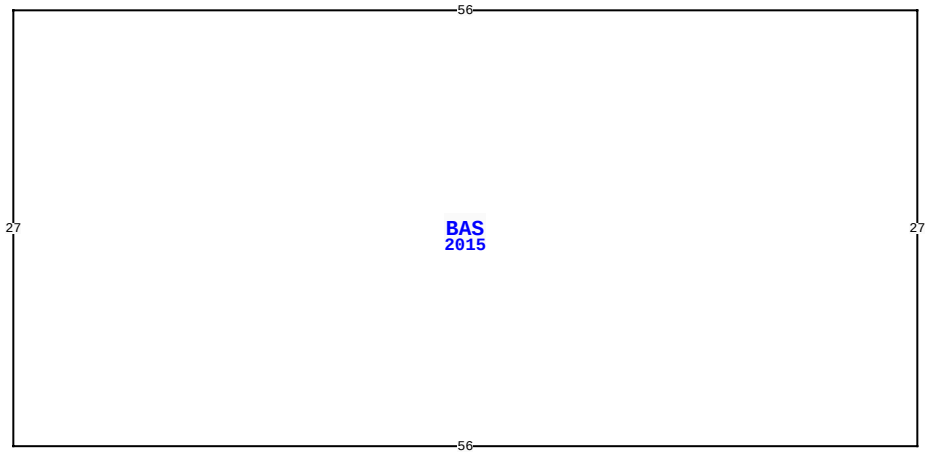
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	133,768
TOTALS	1,512		1,512	133,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,512	114.5970	91.68	138,620	2015	2015	0	0	0	3.50	96.50

1 SFR MODULR – 100% - 2016 Heated Area: 1512 HX Base Yr 2016



85430 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		133,768
TOTAL MARKET OB/XF VALUE		2,599
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		263,867
SOH/AGL Deduction		132,031
ASSESSED VALUE		131,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,836
TOTAL JUST VALUE		263,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530367	CO ISSUED	0	07/22/2015
B1530367	NEW CONSTR	0	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/1822	2/04/2015	WD	U	V	37	45,000
GRANTOR: CRIBB LARRY C & VICKI						
GRANTEE: ROADERICK CRAIG K						
1910/1093	3/31/2014	PR	U	V	19	36,000
GRANTOR: CARMICHAEL DONALD P/R						
GRANTEE: CRIBB LARY C & VICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S27 E56 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	0810	CONCRETE A	0	100	0	0	253.00	SF	6.50	6.50	100	2015	2015	3	95	1,562	
2	0351	CARPORT MT	0	100	24	18	432.00	SF	10.00	10.00	100	2005	2005	3	24	1,037	

LAND DESCRIPTION

TOTAL OB/XF 2,599

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	2.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	127,500							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 2.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS