PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN
OR 1293/837 (EX R/W IN

RUDOLPH SCOTT H
85356 CREWS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

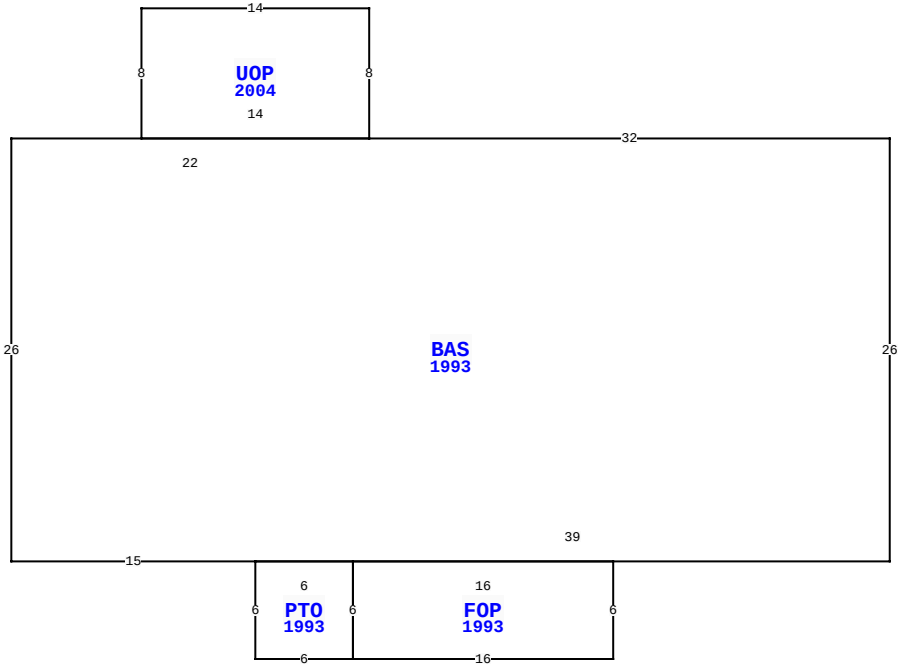
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,404	100	1,404	131,338
FOP	96	30	29	2,713
PTO	36	5	2	187
UOP	112	20	22	2,058
TOTALS	1,648		1,457	136,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	120.8190	114.78	167,234	1978	1978	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1404 HX Base Yr 2005



85356 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		146,095
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		268,135
SOH/AGL Deduction		142,359
ASSESSED VALUE		125,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,776
TOTAL JUST VALUE		268,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803076	H/AC	0	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0837	2/07/2005	WD	U	I	21	123,600
GRANTOR: TRENT LARRY LYNN						
GRANTEE: RUDOLPH SCOTT H						
1266/1783	10/19/2004	PR	U	I	01	100
GRANTOR: TRENT LARRY LYNN P/R						
GRANTEE: TRENT LARRY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=2004] N8 W14 S8 E14$ W22 S26 E15
PTO=[YR=1993] S6 E6 FOP=[YR=1993] E16 N6 W16 S6$ N6 W6$ E39
N26$.

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	14	30	420.00	SF	2.93	2.93	100	2004	2004	3	84	1,032	
2	0351	CARPORT MT	0	100	30	14	420.00	SF	10.00	10.00	100	2005	2005	3	24	1,008	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	000100	C	SFR	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	75,000.00	60,000.00	120,000							

REVIEW DATE 02/07/2020 BY KWA Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

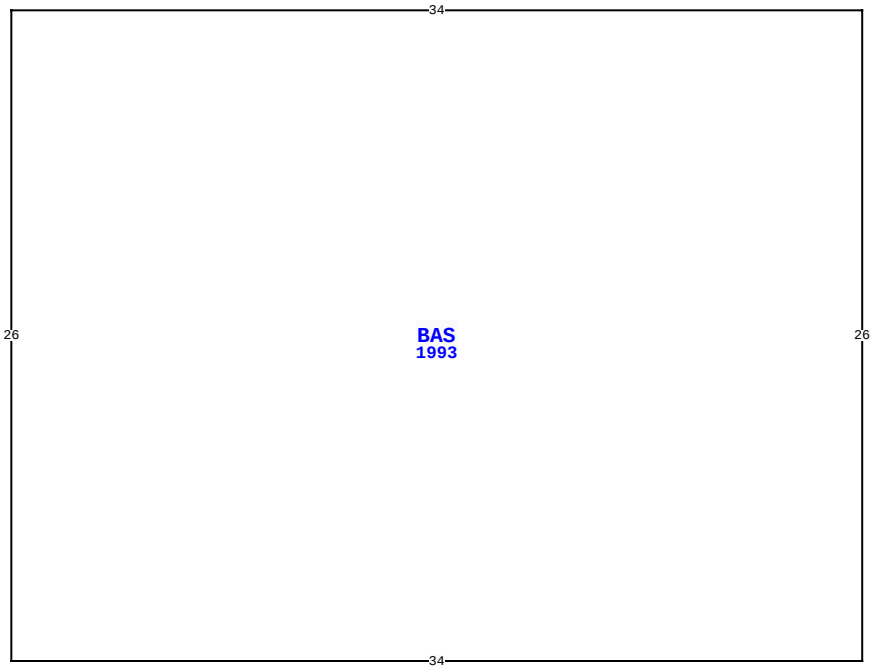
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	9,799
TOTALS	884		884	9,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	63.3420	22.17	19,598	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2005 Heated Area: 884 HX Base Yr 2005



85356 CREWS RD, FERNANDINA BEACH

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: TRENT LARRY LYNN P/R						
GRANTEE: TRENT LARRY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S26 E34 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/07/2020 BY KWA Total Acres: 2.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS