

PT GOVT LOT 3 & PT NW1/4 OF  
SEC 35-2N-28E IN  
OR 2720/308 (EX R/W IN

MAROUN GUS G  
85388 CREWS ROAD  
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0500



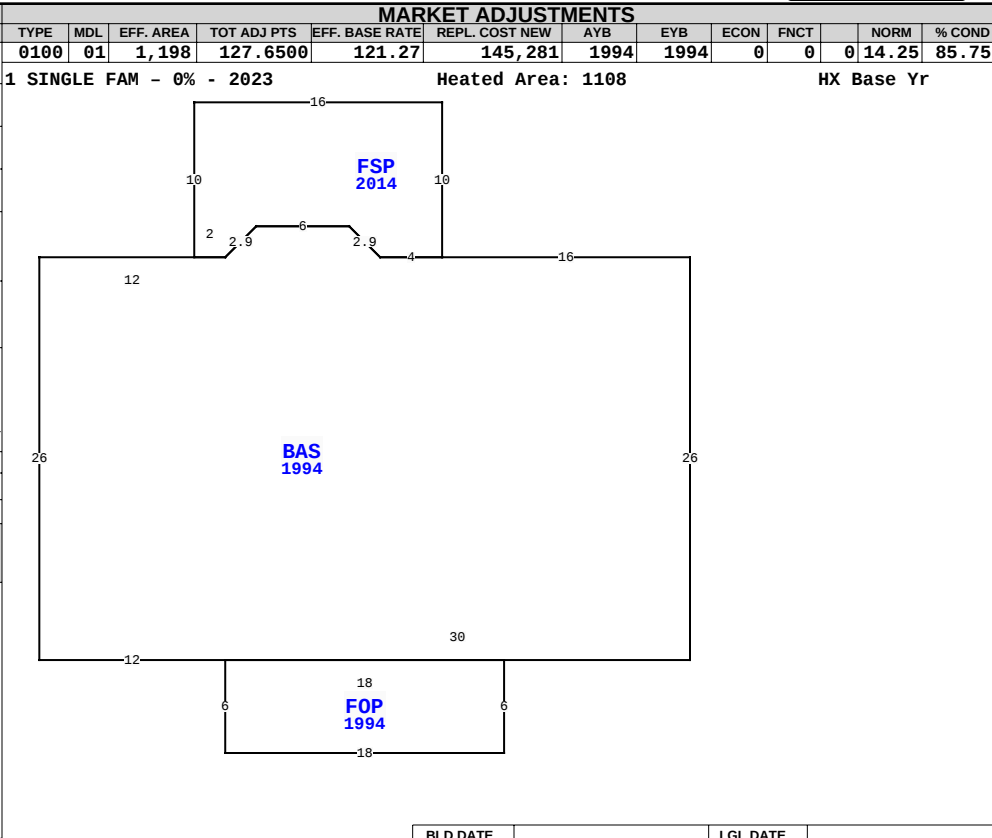
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          | 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       | 1,108            | 100         | 1,108        | 115,220              |
| FOP       | 108              | 30          | 32           | 3,328                |
| FSP       | 144              | 40          | 58           | 6,032                |
| TOTALS    | 1,360            |             | 1,198        | 124,578              |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0830       | FLAGSTONE   | 0       | 0 | 3 | 15    |    |       | 45.00          | SF        | 12.00   |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 0   |     | OR       | 0.00  | 0.00  | 2.00        | AC        | 1.00 |



| TOTAL OB/XF |            |             |         |   |   |       |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0830       | FLAGSTONE   | 0       | 0 | 3 | 15    |    |       | 45.00          | SF        | 12.00   |

| TOTAL OB/XF |            |             |         |   |   |       |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0830       | FLAGSTONE   | 0       | 0 | 3 | 15    |    |       | 45.00          | SF        | 12.00   |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 124,578   |  |  |
| TOTAL MARKET OB/XF VALUE  | 470       |  |  |
| TOTAL LAND VALUE - MARKET | 120,000   |  |  |
| TOTAL MARKET VALUE        | 245,048   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 245,048   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 245,048   |  |  |
| TOTAL JUST VALUE          | 245,048   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              | 0         |  |  |
| PREVIOUS YEAR MKT VALUE   | 239,509   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 94-0637    | NEW CONSTR  | 3,558  | 09/01/1994 |
| 94-01208   | NEW CONSTR  | 41,627 | 06/01/1994 |

| SALES DATA               |            |           |     |     |        |            |  |
|--------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number        | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2720/308                 | 6/10/2024  | WD        | Q   | I   | 01     | 385,000    |  |
| GRANTOR: HULETT DANIEL   |            |           |     |     |        |            |  |
| GRANTEE: MAROUN GUS G    |            |           |     |     |        |            |  |
| 2606/0772                | 12/01/2022 | WD        | U   | I   | 37     | 185,000    |  |
| GRANTOR: MORTIMER MALVIN |            |           |     |     |        |            |  |
| GRANTEE: HULETT DANIEL   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W16 FSP=[YR=2014] N10 W16 S10 E2 U2 R2 E6 D2 R2 E4\$ W4 U2 L2 W6 D2 L2 W12 S26 E12 FOP=[YR=1994] S6 E18 N6 W18\$ E30 N26\$. |  |  |  |  |  |  |  |  |  |  |  |