

IN OR 1480/1506
EX R/W IN OR 375/651
R622343 & R622344

CREWS JOHN REUBEN/CREWS JESSE S ET AL
95386 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0640



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	03	SHT VINYL 20
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	43,859
UOP	120	25	30	1,015
UOP	160	25	40	1,354
USP	192	50	96	3,249
TOTALS	1,768		1,462	49,476

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
1	0351	CARPORT MT	0	0	30	30			6.60	100	1997	1997	3	20	1,188	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 03/18/2020 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,462	128.9200	96.69	141,361	1996	1996	0	0	0	65.00	35.00	
1 M/H 94+ - 0% - 0 Heated Area: 1296 HX Base Yr													
95045 KAREN WALK, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

EXTRA FEATURES													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												49,476	
TOTAL MARKET OB/XF VALUE												1,188	
TOTAL LAND VALUE - MARKET												134,250	
TOTAL MARKET VALUE												184,914	
SOH/AGL Deduction												49,022	
ASSESSED VALUE												135,892	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												135,892	
TOTAL JUST VALUE												184,914	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												188,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973974	ADDITION	11,370	05/01/1997
961542	MH MOVE-ON	0	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/1506	2/23/2007	QC	U	I	01	100	
GRANTOR:ROBERTS LARRY S							
GRANTEE:CREWS JOHN REUBEN E							
1265/1142	10/13/2004	WD	Q	I		100,000	
GRANTOR:WILLIAMS DOYLE G & LO							
GRANTEE:ROBERTS LARRY S							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1996] W14 UOP=[YR=1997] N12 W10 USP=[YR=1997] W16 S12 E16 N12\$ S12 E10\$ W34 S27 E18 UOP=[YR=1997] S10 E16 N10 W16\$ E30 N27\$.									

TOTAL OB/XF													
1,188													

Total Acres: 1.79 Total Land Value: 134,250 Market: 0 Agricultural: 0 Common: 134,250 PRINTED 08/06/2024 BY SYS