PT OF NW1/4 OF SEC 35-2N-28E
IN OR 1597/879 BEING PARCEL #1
(EX R/W OR 611/1186)

PICKETT JOHN T SR L/E/
85142 CREWS ROAD NORTH
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0690

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

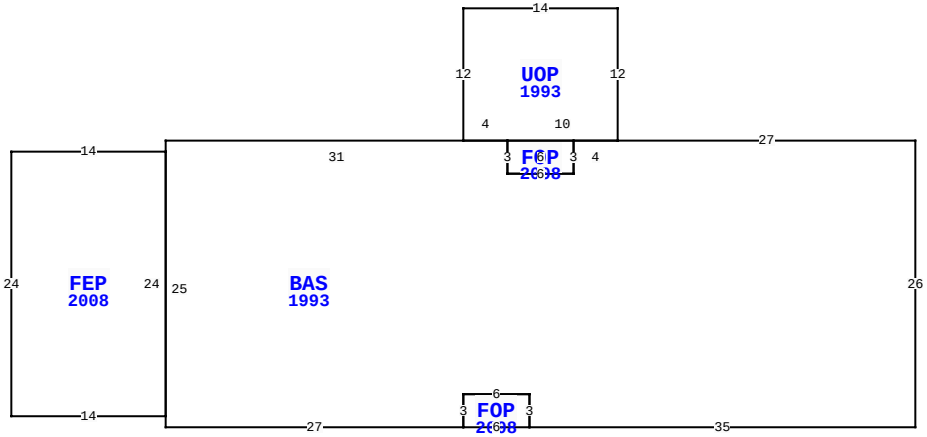
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	05	ASPH TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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	1,732	100	1,732	128,653
FEP	336	80	269	19,981
FOP	18	30	5	372
FOP	18	30	5	372
UOP	168	20	34	2,526
TOTALS	2,272		2,045	151,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	95.0600	90.31	184,684	1981	1981	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 1982 Heated Area: 1732 HX Base Yr 1982



85142 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		151,903
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		64,125
TOTAL MARKET VALUE		217,743
SOH/AGL Deduction		112,835
ASSESSED VALUE		104,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,908
TOTAL JUST VALUE		217,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0879	12/15/2008	WD	U	I	18	50,000
GRANTOR: PICKETT JOHN T SR & B						
GRANTEE: PICKETT JOHN T SR &						
0290/0314	4/01/1979	WD	U	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N12 W14 S12 E4 FOP=[YR=2008] S3 E6 N3 W6$ E10$ W4 S3 W6 N3 W31 S1 FEP=[YR=2008] W14 S24 E14 N24$ S25 E27 FOP=[YR=2008] E6 N3 W6 S3$ N3 E6 S3 E35 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	0.95	AC		1.00	1.00	0.90	75,000.00	67,500.00	64,125							

REVIEW DATE 01/14/2020 BY TWA Total Acres: 0.95 Total Land Value: 64,125 Market: 0 Agricultural: 0 Common: 64,125 PRINTED 08/06/2024 BY SYS