PT OF SEC 35-2N-28E
IN OR 1788/380 & OR 1788/382
(EX R/W IN OR 154/125)

WILLIAMS FAMILY TRUST/WILLIAMS CHARLES L TRUSTEE
PO BOX 15345
FERNANDINA BEACH, FL 32035

2024

35-2N-28-0000-0001-0700

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

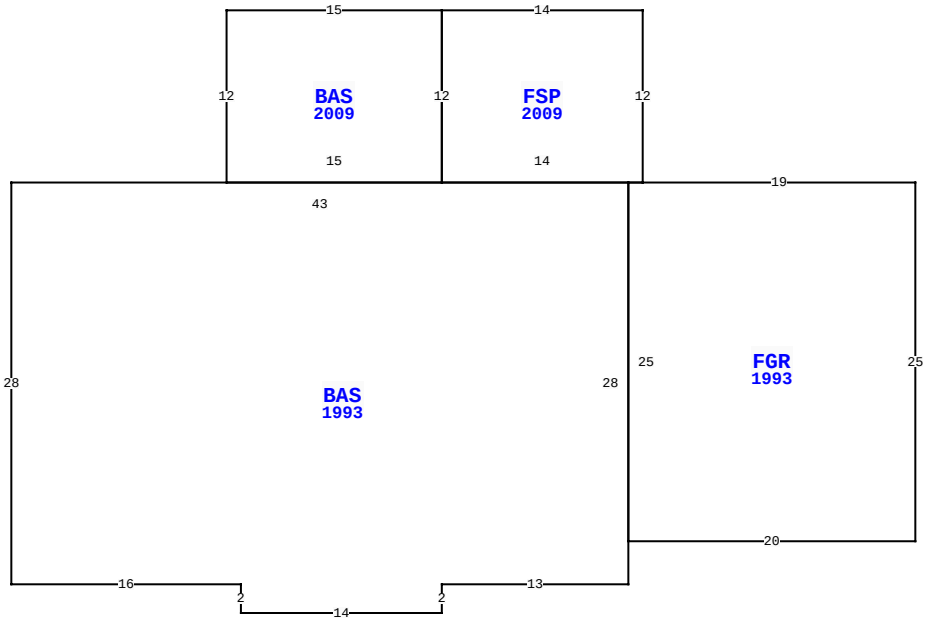
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	125,378
BAS	180	100	180	18,318
FGR	500	55	275	27,986
FSP	168	40	67	6,819
TOTALS	2,080		1,754	178,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	132.2500	125.64	220,373	1981	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1982 Heated Area: 1412 HX Base Yr 1982



85685 LONNIE 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		178,502
TOTAL MARKET OB/XF VALUE		28,893
TOTAL LAND VALUE - MARKET		367,500
TOTAL MARKET VALUE		574,895
SOH/AGL Deduction		352,843
ASSESSED VALUE		222,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,052
TOTAL JUST VALUE		574,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4789	GARAGE	19,400	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1788/0382	2/21/2012	QC	U	I	11	100
GRANTOR: WILLIAMS CHARLES L &						
GRANTEE: WILLIAMS CHARLES L						
1788/0380	2/21/2012	QC	U	V	11	100
GRANTOR: WILLIAMS CHARLES L &						
GRANTEE: WILLIAMS CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19FSP=[YR=2009] N12 W14 BAS=[YR=2009] W15 S12 E15 N12 $ S12 E14 $ W1 BAS=[YR=1993] W43 S28 E16 S2 E14 N2 E13 N28 $ S25 E20 N25 $.

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	440.00	SF	6.50	6.50	100	1981	1981	3	35	1,001	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0511	GARAGE CB-	0	100	30	40	1,200.00	SF	26.80	26.80	100	1988	1988	3	54.5	17,527	
4	0351	CARPORT MT	0	100	20	38	760.00	SF	15.00	15.00	100	2000	2000	3	20	2,280	
5	0812	CONCRETE C	0	100	0	0	1,750.00	SF	4.00	4.00	100	2010	2010	3	91	6,370	

LAND DESCRIPTION

TOTAL OB/XF 28,893

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	0006	OR	0.00	0.00	2.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	199,500							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	3.20	AC		1.00	1.00	0.70	75,000.00	52,500.00	168,000							

REVIEW DATE 05/17/2021 BY KWX Total Acres: 5.86 Total Land Value: 367,500 Market: 0 Agricultural: 0 Common: 367,500 PRINTED 08/06/2024 BY SYS