

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1903/1596
{R787572 & R787573}

NUNEZ VERONICA
85194 CREWS RD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0840



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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

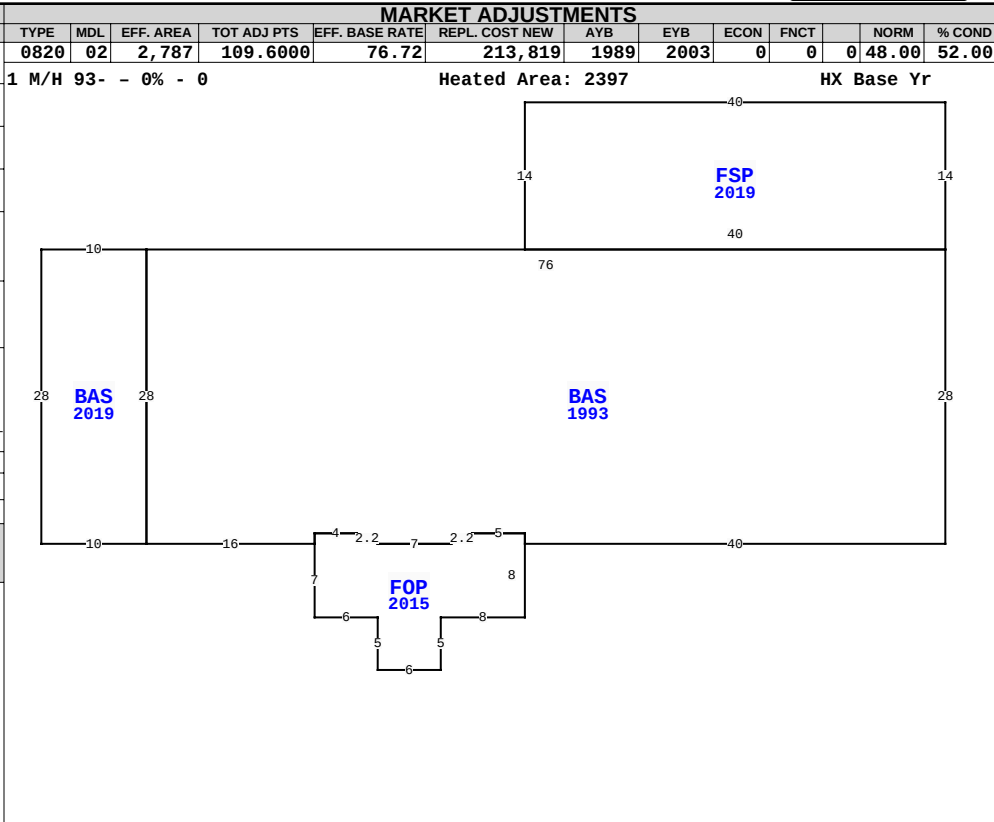
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	84,456
BAS	280	100	280	11,171
FOP	181	30	54	2,154
FSP	560	60	336	13,405

TOTALS	3,138		2,787	111,186
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	16	24		384.00	SF 20.10	100	1988
2	0510	GARAGE WD-	0	0	32	16		512.00	SF 35.00	100	1992
3	0812	CONCRETE C	0	0	0	0		775.00	SF 4.00	100	2015
4	0462	ST/AL FNC	0	0	150	0		600.00	SF 7.50	100	2005
5	0940	SHEDS/PORT	0	0	20	16		320.00	SF 30.00	100	2015
6	0681	POLE SHED	0	0	8	16		128.00	SF 15.00	100	2015

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.58	AC	
2	000115	C	SFR ACRES	0		OR	0.00	0.00	1.57	AC	



85194 CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	0	16	24		384.00	SF 20.10	100	1988	1988	3	20	1,544	
2	0510	GARAGE WD-	0	0	32	16		512.00	SF 35.00	100	1992	1992	3	20	3,584	
3	0812	CONCRETE C	0	0	0	0		775.00	SF 4.00	100	2015	2015	3	95	2,945	
4	0462	ST/AL FNC	0	0	150	0		600.00	SF 7.50	100	2005	2005	3	40	1,800	
5	0940	SHEDS/PORT	0	0	20	16		320.00	SF 30.00	100	2015	2015	3	70	6,720	
6	0681	POLE SHED	0	0	8	16		128.00	SF 15.00	100	2015	2015	3	78	1,498	

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.58	AC	
2	000115	C	SFR ACRES	0		OR	0.00	0.00	1.57	AC	

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,186
TOTAL MARKET OB/XF VALUE		18,091
TOTAL LAND VALUE - MARKET		165,375
TOTAL MARKET VALUE		294,652
SOH/AGL Deduction		107,799
ASSESSED VALUE		186,853
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		186,853
TOTAL JUST VALUE		294,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1903/1596	1/24/2014	SW	U	I	12
					SALE PRICE
					36,000
GRANTOR: COMMUNITY FIRST CREDI					
GRANTEE: NUNEZ VERONICA					
1848/1325	4/03/2013	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: COMMUNITY FIRST CRE					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2019] N14 W40 S14 E40\$ BAS=[YR=1993] W76											
BAS=[YR=2019] W10 S28 E10 N28\$ S28 E16 FOP=[YR=2015] S7 E6S5											
E6 N5 E8 N8 W5 D1 L2 W7 L2 U1 W4 S1\$ N1 E4 D1 R2 E7 U1											
R2 E5 S1 E40 N28\$.											