IN OR 1366/1266

BISHOP RAYMOND E JR
95001 ROGERS WAY
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-1090

BUILDING CHARACTERISTICS

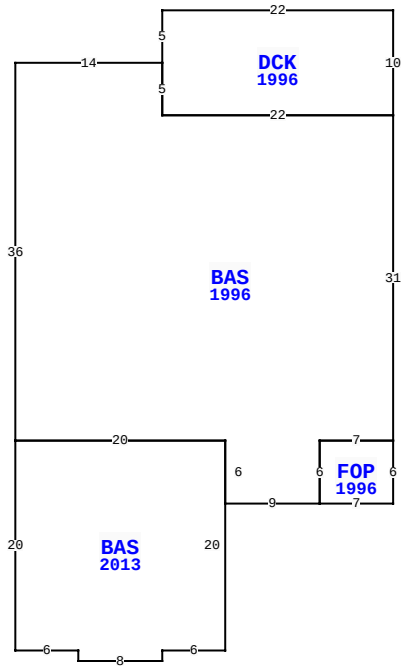
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,240	100	1,240	114,125
BAS	408	100	408	37,551
DCK	220	10	22	2,025
FOP	42	30	13	1,196
TOTALS	1,910		1,683	154,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	112.0000	106.40	179,071	1996	1996	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1648 HX Base Yr



85195 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,896
TOTAL MARKET OB/XF VALUE	11,399
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	263,795
SOH/AGL Deduction	64,619
ASSESSED VALUE	199,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,176
TOTAL JUST VALUE	263,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1266	11/14/2005	WD	Q	I		195,000

GRANTOR: BUNK BRIAN K & AMY BE

GRANTEE: BISHOP RAYMOND E JR

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1996] W22 S5 BAS=[YR=1996] W14 S36 BAS=[YR=2013] S20 E6 S1 E8 N1 E6 N20 W20$ E20 S6 E9 FOP=[YR=1996] E7 N6 W7 S6$ N6 E7 N31 W22 N5$ S5 E22 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	2,291.00	SF	4.00	4.00	100	1996	1996	3	72	6,598	
3	0810	CONCRETE A	0	0	30	12	360.00	SF	6.50	6.50	100	2006	2006	3	87	2,036	

LAND DESCRIPTION

TOTAL OB/XF 11,399

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	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	75,000.00	75,000.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.30 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS