LOT 71
IN OR 2073/1522
FLORA PARKE #5 PB 7/335

SPITZFORM BRYAN
34002 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

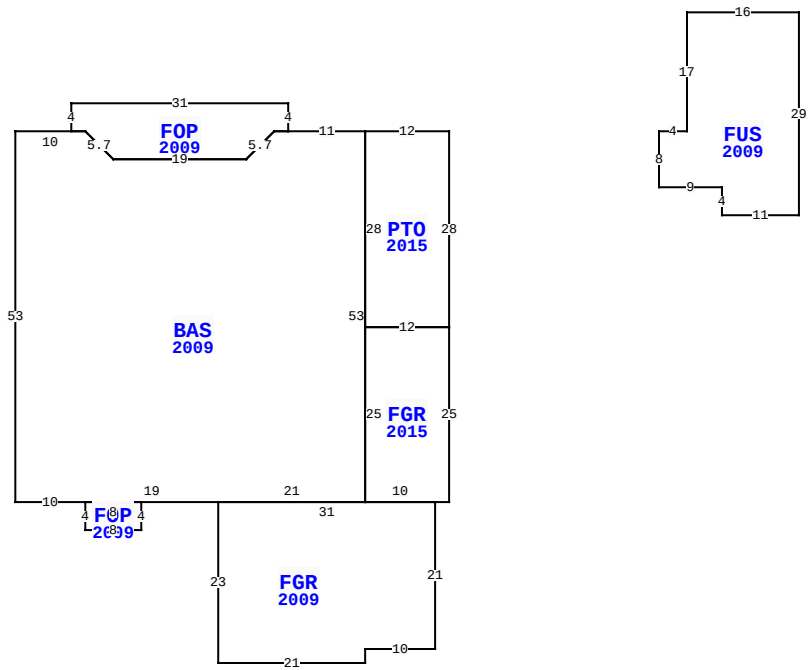
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100	2009	2,558	329,439
FGR	693	55	2009	381	49,068
FGR	300	55	2015	165	21,250
FOP	32	30	2009	10	1,288
FOP	216	30	2009	65	8,371
FUS	476	100	2009	476	61,303
PTO	336	5	2015	17	2,189
TOTALS	4,611			3,672	472,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,672	105.4800	139.23	511,253	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2017 Heated Area: 3034 HX Base Yr 2017



34002 CRAB APPLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		472,909
TOTAL MARKET OB/XF VALUE		7,364
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		565,273
SOH/AGL Deduction		228,203
ASSESSED VALUE		337,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,348
TOTAL JUST VALUE		565,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429723	ADD 2 GARAGE	12,784	12/01/2014
C22095	CO ISSUED	0	05/27/2009
B0822095	NEW CONSTR	0	01/01/2009
M14322	MECH OTHER	0	01/01/2009
E21447	ELEC OTHER	2,000	12/01/2008
R11687	REPAIR/RRF	8,000	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/1522	8/26/2016	WD	Q	I	01	349,000
GRANTOR: BROOKFIELD RELOCATION						
GRANTEE: SPITZFORM BRYAN						
2071/0184	8/09/2016	WD	U	I	37	349,000
GRANTOR: KOEN NATHAN C W & JUL						
GRANTEE: BROOKFIELD RELOCATI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W12 BAS=[YR=2009] W11 FOP=[YR=2009] N4 W31 S4 E2 D4 R4 E19 U4 R4 E2 $W2 D4 L4 W19 U4 L4 W10 S53E10 FOP=[YR=2009] S4 E8 N4 W8 $ E19FGR=[YR=2009] S23 E21 N2 E10 N21 FGR=[YR=2015] E2 N25 W12 S25 E10$ W31 $ E21 N53 $ S28 E12 N28$ PTR= E30 FUS=[YR=2009] E4 N17 E16 S29 W11 N4 W9 N8 $ W30 $.

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	2009	2009	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2009	2009	3	89	4,144	

LAND DESCRIPTION

TOTAL OB/XF 7,364

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS