LOT 36
IN OR 647/332
OAK HILL ESTATES #2 PB 5/134

CREWS FREDDIE L
95045 LOUISE COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

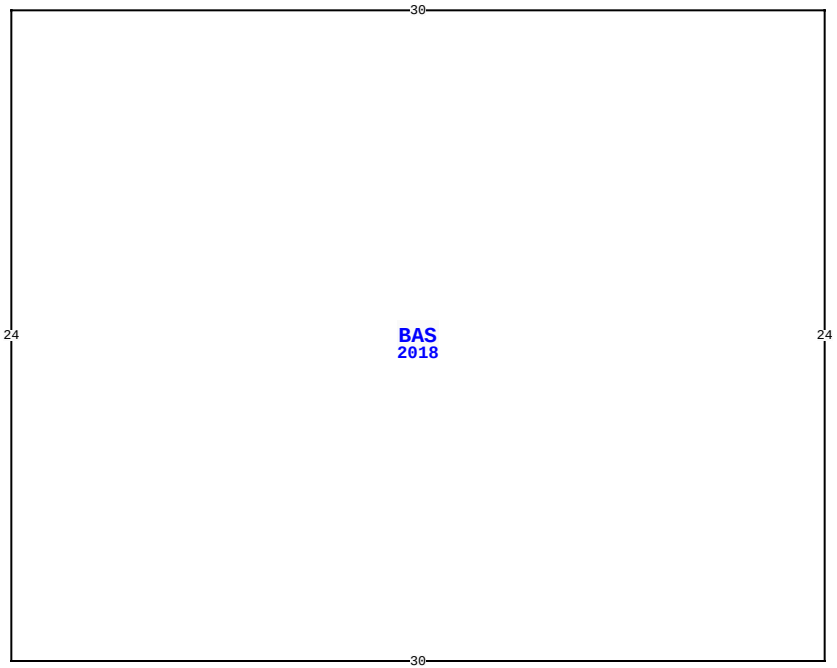
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2018	720	15,837
TOTALS	720			720	15,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



95079 LOUISE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,837
TOTAL MARKET OB/XF VALUE	6,720
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	122,557
SOH/AGL Deduction	31,264
ASSESSED VALUE	91,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,293
TOTAL JUST VALUE	122,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803042	GARAGE	34,416	05/01/2018
7187	MH MOVE-ON	16,900	03/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0647/0332	1/24/1992	WD	U	I	10	13,300
GRANTOR: WILLIAMS LOUISE						
GRANTEE: CREWS FREDDIE & BEV						
0525/0308	8/24/1987	AD	Q	V		13,240
GRANTOR: GRIFFIS LEO B						
GRANTEE: CREWS LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S24 E30 N24$.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	1995	1995	3	20	720	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/15/2022 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS