

IN OR 1097/524
 AKA LOT 10 MOBLEY HEIGHTS UNR
 EX R/W'S 300/695 & OR 611/1174

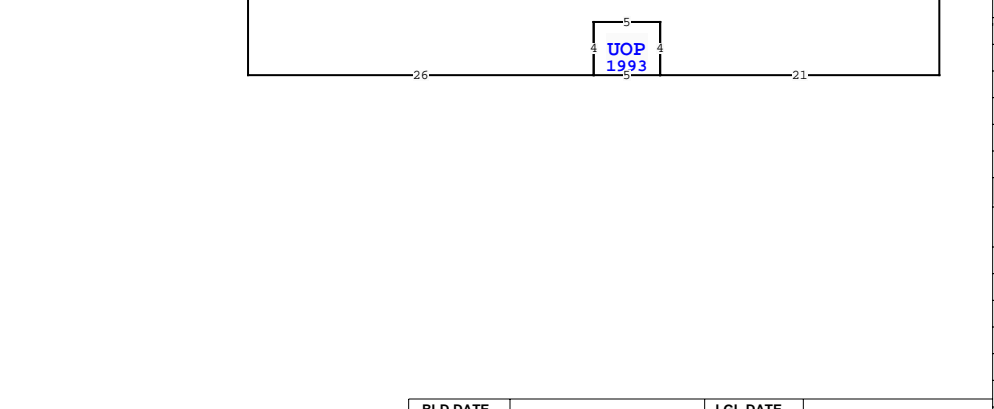
BUNK FAMILY REV LIVING TRUST
 85325 CREWS RD
 FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0190

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,548	139.1229	139.12	215,358	1976	1976	0	0	0	34.00	66.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1322 HX Base Yr														



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	121,385
FGR	352	55	1993	194	17,813
FOP	92	30	1993	28	2,571
UOP	20	20	1993	4	367
TOTALS	1,786			1,548	142,136

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			142,136
TOTAL MARKET OB/XF VALUE			18,022
TOTAL LAND VALUE - MARKET			231,000
TOTAL MARKET VALUE			391,158
SOH/AGL Deduction			30,711
ASSESSED VALUE			360,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			360,447
TOTAL JUST VALUE			391,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0524	11/26/2002	QC	Q	I	01	100
GRANTOR: BUNK MAX M & LORRAINE						
GRANTEE: BUNK MAX & LORRAINE						
0221/0446	7/22/1976	WD	Q	V		3,900
GRANTOR: MOBLEY H J & ESTELLE						
GRANTEE: BUNK MAX M & LORRAI						

EXTRA FEATURES																	
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	0510	GARAGE WD-	0	0	0	0	1,624.00	SF	35.00	35.00	100	1980	1980	3	20	11,368	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0812	CONCRETE C	0	0	0	0	2,176.00	SF	4.00	4.00	100	1985	1985	3	44	3,830	
4	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	1990	1990	3	20	780	
5	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	1990	1990	3	20	504	

85325 CREWS RD, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/09/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W9 N14 W20 FOP=[YR=1993] W23 FGR=[YR=1993] W16 S22 E16N22\$ S4 E23 N4\$ S4 W23 S26 E26 UOP=[YR=1993] E5 N4 W5S4\$ N4 E5 S4 E21 N16\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.31	AC	1.00	1.00	1.00	100,000.00	100,000.00	231,000							