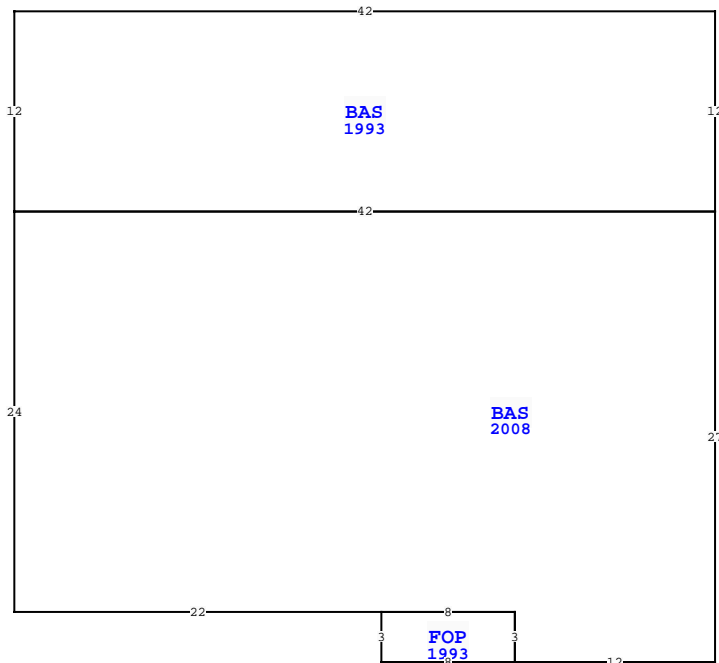




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	10 ABOVE AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 100				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	42,797
BAS	1,044	100	2008	1,044	88,651
FOP	24	30	1993	7	594
TOTALS	1,572			1,555	132,043

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2009		158,610	1981	1985		0	0	16.75	83.25
Heated Area: 1548 HX Base Yr 2009												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			132,043
TOTAL MARKET OB/XF VALUE			21,004
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			428,047
SOH/AGL Deduction			283,992
ASSESSED VALUE			144,055
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			93,333
TOTAL JUST VALUE			428,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24666	XFOB	10,312	05/01/2011
B21830	DEMOLITION	2,000	08/01/2008
2928	H/AC	850	02/23/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0877	12/15/2008	WD	Q	I	06	100
GRANTOR: PICKETT JOHN T & BETT						
GRANTEE: PICKETT MATT S SR &						
1597/0874	12/15/2008	WD	U	I	21	10,000
GRANTOR: CREWS CLARA B						
GRANTEE: PICKETT JOHN T & BE						

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	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1985	1985	3	44	286	
2	0510	GARAGE WD-	0 100	25	36	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
3	0351	CARPORT MT	0 100	27	18	486.00	SF	10.00	10.00	100	1995	1995	3	20	972	
4	0351	CARPORT MT	0 100	20	22	440.00	SF	10.00	10.00	100	1994	1994	3	20	880	
5	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1991	1991	3	20	64	
6	0525	GAZEBO	0 100	15	15	1.00	UT	5,000.00	5,000.00	100	1991	1991	3	20	1,000	
7	1243	WD DECK F	0 100	10	20	200.00	SF	4.80	4.80	100	2005	2005	3	22	211	
8	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2005	2005	3	22	563	
9	0351	CARPORT MT	0 100	42	18	756.00	SF	10.00	10.00	100	2012	2012	3	50	3,780	
10	0681	POLE SHED	0 100	40	12	480.00	SF	15.00	15.00	100	2012	2012	3	64	4,608	

TOTAL OB/XF												16,396												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	100,000.00	100,000.00	275,000							

BUILDING NOTES	
BLD DATE 05/09/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 S12 BAS=[YR=2008] S24 E22 FOP=[YR=1993] S3 E8N3 W8\$ E8 S3 E12 N27W42\$ E42 N12\$.	

IN OR 1597/877  
EX R/W OR 619/1263  
EX 1-112

PICKETT MATT S & MYRA JANE  
85044 CREWS ROAD  
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0220



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 132,043 <b>TOTAL MARKET OB/XF VALUE</b> 21,004 <b>TOTAL LAND VALUE - MARKET</b> 275,000 <b>TOTAL MARKET VALUE</b> 428,047 <b>SOH/AGL Deduction</b> 283,992 <b>ASSESSED VALUE</b> 144,055 <b>TOTAL EXEMPTION VALUE</b> HX HB 50,722 <b>BASE TAXABLE VALUE</b> 93,333 <b>TOTAL JUST VALUE</b> 428,047 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 354,116										
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC 4005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1597/0877 12/15/2008 WD Q I 06 100 GRANTOR: PICKETT JOHN T & BETT GRANTEE: PICKETT MATT S SR & 1597/0874 12/15/2008 WD U I 21 10,000 GRANTOR: CREWS CLARA B GRANTEE: PICKETT JOHN T & BE										
TOTALS																	BLD DATE		LGL DATE		05/09/2025		MLU				
EXTRA FEATURES																	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												
11	0681	POLE SHED	0 100	40 12	480.00	SF	15.00	15.00	100	2012	2012	3	64	4,608													
																	TOTAL OB/XF 4,608										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
REVIEW DATE 06/03/2024 BY KBA Total Acres: 2.75 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS																											