PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1597/879
BEING PARCELS #2 & #3 (EX

PICKETT JOHN T SR L/E/
85142 CREWS ROAD NORTH
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,152
TOTAL LAND VALUE - MARKET	355,000
TOTAL MARKET VALUE	363,152
SOH/AGL Deduction	184,415
ASSESSED VALUE	178,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,737
TOTAL JUST VALUE	363,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0879	12/15/2008	WD	U	I	18	50,000
GRANTOR: PICKETT JOHN T SR & B						
GRANTEE: PICKETT JOHN T SR &						
0416/0541	3/01/1984	WD	U	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	0	0	276.00	SF	10.00	10.00	100	1981	1981	3	20	552	
2	0200	BARN WD 0-	0	0	0	0	400.00	SF	20.00	20.00	100	1981	1981	3	20	1,600	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,152

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		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	100,000.00	100,000.00	220,000							
2	000100	C	RES	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	100,000.00	100,000.00	135,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 3.55 Total Land Value: 355,000 Market: 0 Agricultural: 0 Common: 355,000 PRINTED 07/30/2025 BY SYS