PAR 1-36 A/K/A PT OF LOTS 1 &2
MOBLEY HEIGHTS UNR
IN OR 1751/279 & OR 1791/1280

PIDGEON TARA
85000 CREWS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0360

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

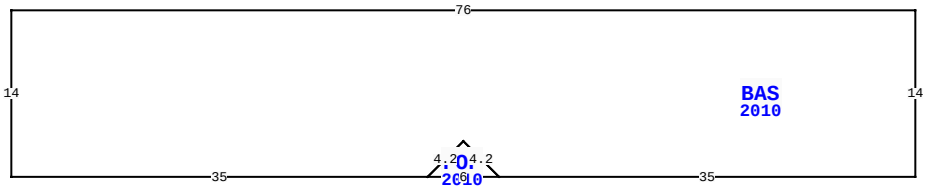
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,055	100	2010	1,055	28,612
FOP	9	30	2010	3	81
TOTALS	1,064			1,058	28,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,058	113.0000	90.40	95,643	1984	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1055 HX Base Yr



85000 CREWS RD, FERNANDINA BEACH

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

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	1243	WD DECK F	0	0	30	12	360.00	SF	8.00	8.00	100	2005	2005	3	22	634	
2	0752	USP	0	0	14	12	168.00	SF	15.00	15.00	100	2012	2012	3	64	1,613	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,693
TOTAL MARKET OB/XF VALUE	2,247
TOTAL LAND VALUE - MARKET	107,350
TOTAL MARKET VALUE	138,290
SOH/AGL Deduction	57,146
ASSESSED VALUE	81,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,144
TOTAL JUST VALUE	138,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5252	CO ISSUED	0	06/14/2010
E22443	ELEC OTHER	0	02/01/2010
M15086	MECH OTHER	0	02/01/2010
P14161	OTHER	0	02/01/2010
7883	MH MOVE-ON	25,000	07/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1791/1280	5/03/2012	QC	U	I	11	100
GRANTOR: HORKY EVELYN						
GRANTEE: PIDGEON TARA						
1751/0279	8/15/2011	QC	U	I	11	100
GRANTOR: HORKY EVELYN						
GRANTEE: HORKY EVELYN & TARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S14 E35 FOP=[YR=2010] E6 U3 L3 D3 L3 $ U3 R3 D3 R3 E35 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,247

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	1.13	AC		1.00	1.00	0.95	100,000.00	95,000.00	107,350							

REVIEW DATE 11/20/2023 BY NWA Total Acres: 1.13 Total Land Value: 107,350 Market: 0 Agricultural: 0 Common: 107,350 PRINTED 07/30/2025 BY SYS