IN OR 2194/494
EX R/W IN OR 633/517
CASE #45-2025-CA

DELOACH ROBERT T
85063 CREWS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0420

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

85063 CREWS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	112,000
SOH/AGL Deduction	63,023
ASSESSED VALUE	48,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,977
TOTAL JUST VALUE	112,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428509	DEMOLITION	0	03/01/2014
973636	TEMP POLE	0	04/01/1997
053	REPAIR/RRF	1,750	05/01/1993
6278	REMODEL	2,360	02/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/400	6/24/2025	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DELOACH ROBERT T						
2796/1081	6/24/2025	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DELOACH ROBERT T						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	208.00	208.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 06/25/2020 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS