

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,198	122.6400	161.88	193,932	1994	2014	0	0	4.50	95.50

1 SNGL FAM - 0% - 2025 Heated Area: 1108 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	1,108	100	1994	1,108	171,292
FOP	108	30	1994	32	4,947
FSP	144	40	2014	58	8,966
TOTALS	1,360			1,198	185,205

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
2	0351	CARPORT MT	0	0	26	28		10.00	10.00	100	2025	2024		100	7,280	

85388 CREWS RD, FERNANDINA BEACH		BLD DATE	LGL DATE	05/09/2025	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,205
TOTAL MARKET OB/XF VALUE		7,280
TOTAL LAND VALUE - MARKET		102,500
TOTAL MARKET VALUE		294,985
SOH/AGL Deduction		0
ASSESSED VALUE		294,985
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		294,985
TOTAL JUST VALUE		294,985
NCON VALUE		7,280
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0637	NEW CONSTR	3,558	09/01/1994
94-01208	NEW CONSTR	41,627	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/308	6/10/2024	WD	Q	I	01	385,000
GRANTOR: HULETT DANIEL						
GRANTEE: MAROUN GUS G						
2606/0772	12/01/2022	WD	U	I	37	185,000
GRANTOR: MORTIMER MALVIN						
GRANTEE: HULETT DANIEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W16 FSP=[YR=2014] N10 W16 S10 E2 U2 R2 E6 D2 R2 E4\$ W4 U2 L2 W6 D2 L2 W12 S26 E12 FOP=[YR=1994] S6 E18 N6 W18\$ E30 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,280																						
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	009530	C	POND	0		OR			1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							