PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1903/1596
{R787572 & R787573}

NUNEZ VERONICA
85194 CREWS RD
FERNANDINA BEACH, FL 32034

2025

35-2N-28-0000-0001-0840

BUILDING CHARACTERISTICS

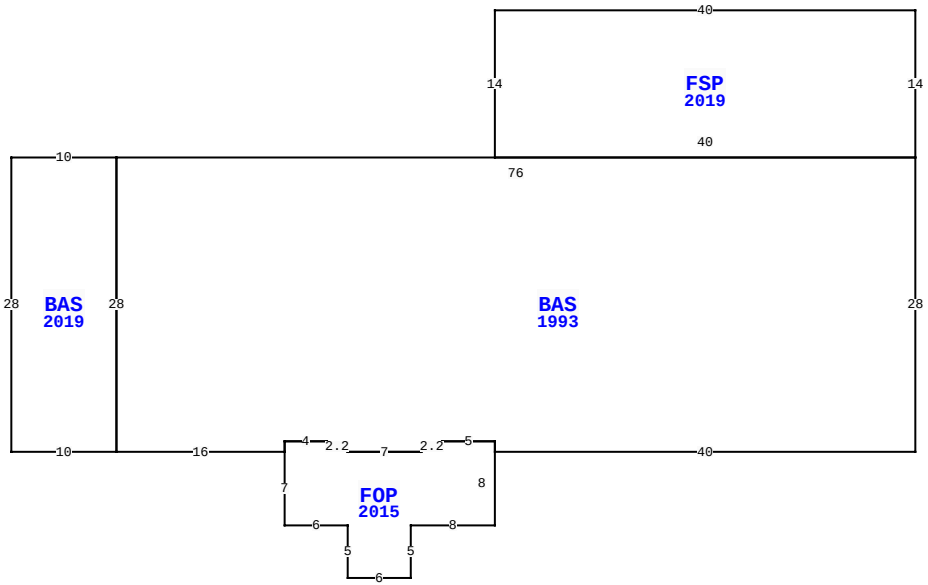
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,117	100	1993	2,117	92,810
BAS	280	100	2019	280	12,275
FOP	181	30	2015	54	2,368
FSP	560	60	2019	336	14,730
TOTALS	3,138			2,787	122,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,787	109.6000	87.68	244,364	1989	2003	0	0	0	50.00	50.00

1 M/H 93- – 0% - 0 Heated Area: 2397 HX Base Yr



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

85194 CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	122,182
TOTAL MARKET OB/XF VALUE	17,373
TOTAL LAND VALUE - MARKET	188,250
TOTAL MARKET VALUE	327,805
SOH/AGL Deduction	122,267
ASSESSED VALUE	205,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,538
TOTAL JUST VALUE	327,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1596	1/24/2014	SW	U	I	12	36,000
GRANTOR: COMMUNITY FIRST CREDI						
GRANTEE: NUNEZ VERONICA						
1848/1325	4/03/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COMMUNITY FIRST CRE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] N14 W40 S14 E40$ BAS=[YR=1993] W76 BAS=[YR=2019] W10 S28 E10 N28$ S28 E16 FOP=[YR=2015] S7 E6S5 E6 N5 E8 N8 W5 D1 L2 W7 L2 U1 W4 S1$ N1 E4 D1 R2 E7 U1 R2 E5 S1 E40 N28$.

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	0940	SHEDS/PORT	0	0	16	24	384.00	SF	20.10	20.10	100	1988	1988	3	20	1,544	
2	0510	GARAGE WD-	0	0	32	16	512.00	SF	35.00	35.00	100	1992	1992	3	20	3,584	
3	0812	CONCRETE C	0	0	0	0	775.00	SF	4.00	4.00	100	2015	2015	3	95	2,945	
4	0462	ST/AL FNC	0	0	150	0	600.00	SF	7.50	7.50	100	2005	2005	3	36	1,620	
5	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	2015	2015	3	65	6,240	
6	0681	POLE SHED	0	0	8	16	128.00	SF	15.00	15.00	100	2015	2015	3	75	1,440	

LAND DESCRIPTION

TOTAL OB/XF 17,373

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	1.85	AC		1.00	1.00	1.00	100,000.00	100,000.00	185,000							
2	009530	C	POND	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,250							

REVIEW DATE 04/29/2020 BY KWA Total Acres: 3.15 Total Land Value: 188,250 Market: 0 Agricultural: 0 Common: 188,250 PRINTED 07/30/2025 BY SYS