

LOT 72
IN OR 1841/679
FLORA PARKE #5 PB 7/335

ROUSH KENNETH H & ELIZABETH R
34010 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

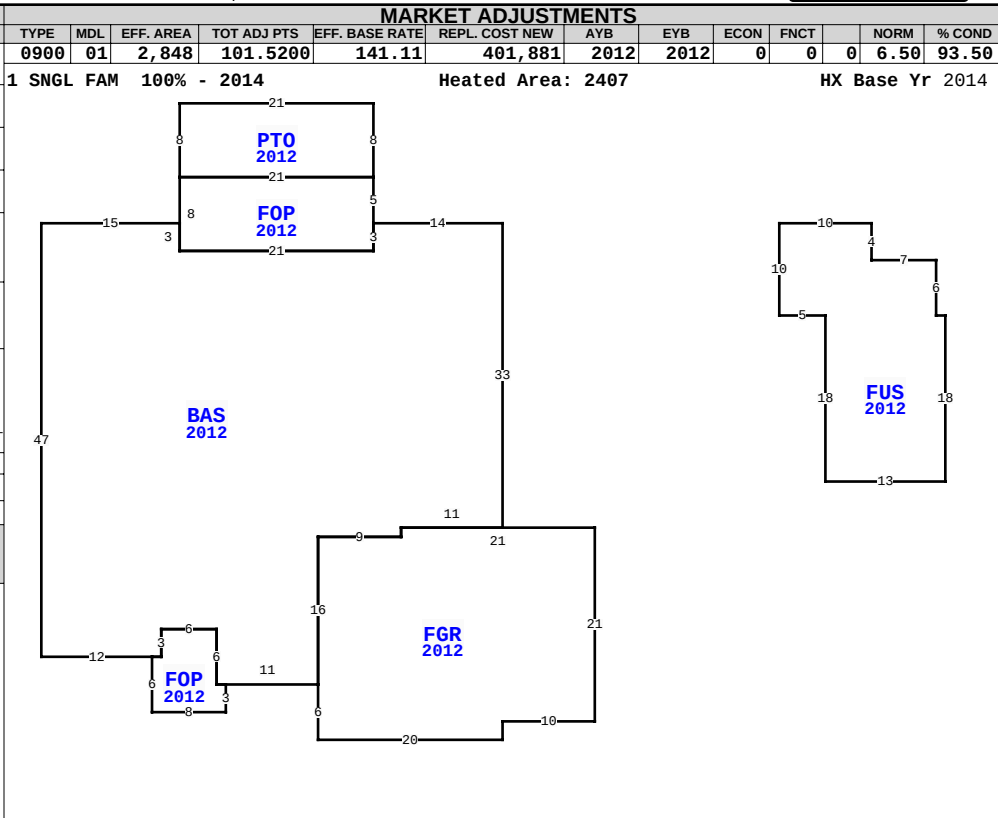
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2012	2,031	267,965
FGR	661	55	2012	364	48,025
FOP	63	30	2012	19	2,507
FOP	168	30	2012	50	6,597
FUS	376	100	2012	376	49,608
PTO	168	5	2012	8	1,056

TOTALS	3,467			2,848	375,759
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0911	SCRN RM A	0	100	8	21	168.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
4,651											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			375,759
TOTAL MARKET OB/XF VALUE			4,651
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			465,410
SOH/AGL Deduction			191,618
ASSESSED VALUE			273,792
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			222,381
TOTAL JUST VALUE			465,410
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226094	CO ISSUED	0	11/26/2012
B1226610	REMODEL	3,606	11/01/2012
E25242	NEW CONSTR	0	07/01/2012
E25165	TEMP POLE	0	06/01/2012
B26094	NEW CONSTR	273,240	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1841/0679	2/13/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: ROUSH KENNETH H & E					
1802/1869	6/14/2012	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2012] W14 FOP=[YR=2012] N5 PTO=[YR=2012] N8 W21 S8 E21 \$ W21 S8 E21 N3 \$ S3 W21 N3 W15 S47 E12 FOP=[YR=2012] S6 E8 N3 W1 N6 W6 S3 W1 \$ E1 N3 E6 S6 E11 FGR=[YR=2012] S6 E20 N2 E10N21 W21 S1 W9 S16 \$ N16 E9 N1 E11 N33 \$ PTR= E30 FUS=[YR=2012] E10 S4 E7 S6 E1 S18 W13 N18 W5 N10 \$ W30 \$.											