LOT 73
FLORA PARKE #5 PB 7/335

MANCUSI ANGELA M REVOCABLE TRUST/MANCUSI ANGELA M
34018 CRAB APPLE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0073-0000

BUILDING CHARACTERISTICS

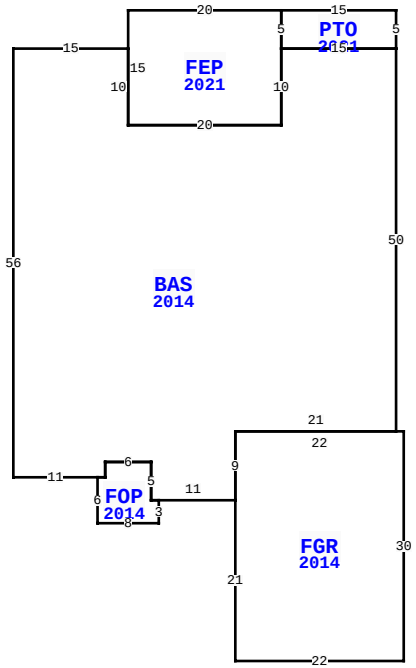
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,495	100	2014	2,495	316,956
FEP	300	80	2021	240	30,489
FGR	660	55	2014	363	46,114
FOP	57	30	2014	17	2,159
PTO	75	5	2021	4	508
TOTALS	3,587			3,119	396,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,119	96.7104	134.43	419,287	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2024 Heated Area: 2495 HX Base Yr 2024



34018 CRAB APPLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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	396,226
TOTAL MARKET OB/XF VALUE	3,325
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	484,551
SOH/AGL Deduction	199,645
ASSESSED VALUE	284,906
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	233,495
TOTAL JUST VALUE	484,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106711	SCRN RM TO GLASS	15,000	05/24/2021
B1908839	DOOR - 1	0	10/01/2019
B1327885	CO ISSUED	0	06/17/2014
B1327885	NEW CONSTR	150,000	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1368	12/21/2023	WD	Q	I	01	574,900
GRANTOR: PONDER BILLY W & NANC						
GRANTEE: MANCUSI ANGELA M RE						
2675/1299	10/18/2023	QC	U	I	11	100
GRANTOR: PONDER NANCY P						
GRANTEE: PONDER BILLY W						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N5 W15 S5 E15$ BAS=[YR=2014] W15
FEP=[YR=2021] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S56 E11
FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11
FGR=[YR=2014] S21 E22 N30 W22 S9 $ N9 E21 N50 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	95	3,325	

TOTAL OB/XF 3,325

LAND DESCRIPTION

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS