IN OR 1219/616 &
CASE #45-2004-000682-DR
PARCELS 1-14 & 1-29

TURNER MERRY LYNNE
85031 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

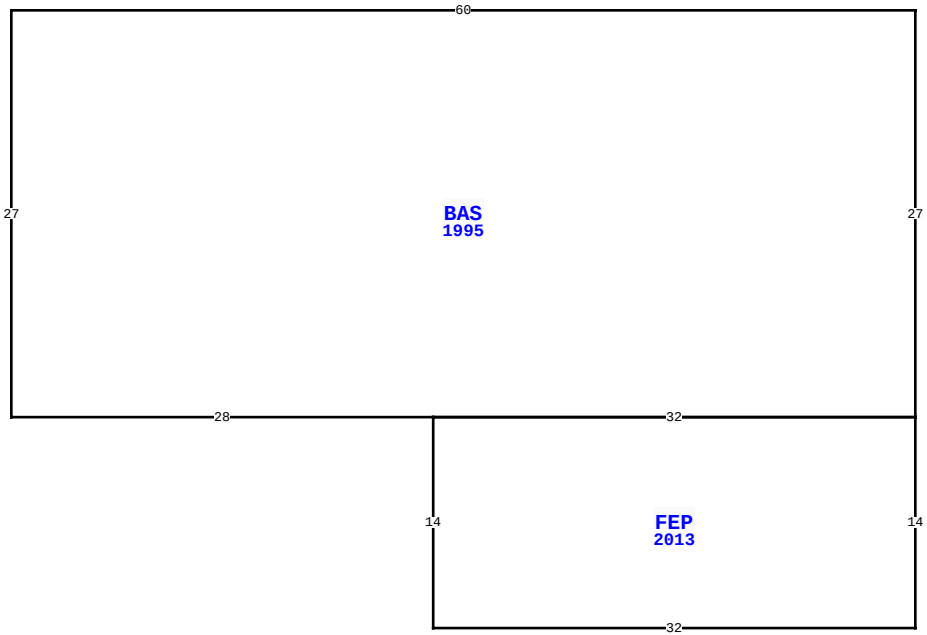
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1995	1,620	53,888
FEP	448	85	2013	381	12,674
TOTALS	2,068			2,001	66,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,001	123.2000	110.88	221,871	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1996 Heated Area: 2001 HX Base Yr 1996



85031 CREWS RD, FERNANDINA BEACH

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

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	0200	BARN WD 0-	0	100	0	0	780.00	SF	20.00	20.00	100	1986	1986	3	20	3,120	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	1987	1987	3	20	499	
3	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
4	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	1994	1994	3	20	100	
5	0680	POLE SHED	0	100	48	30	1,440.00	SF	10.00	10.00	100	2026	2022		93	13,392	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,561
TOTAL MARKET OB/XF VALUE	17,367
TOTAL LAND VALUE - MARKET	186,000
TOTAL MARKET VALUE	269,928
SOH/AGL Deduction	155,183
ASSESSED VALUE	114,745
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	63,334
TOTAL JUST VALUE	269,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16090	ELEC OTHER	250	11/01/2005
95-968	MH MOVE-ON	0	06/01/1995
9040	MH MOVE-ON	28,000	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0616	3/31/2004	QC	Q	I	01	32,800
GRANTOR: TURNER DAVID W JR &						
GRANTEE: TURNER DAVID W JR &						
0799/1323	7/14/1997	QC	Q	I	06	35,600
GRANTOR: TURNER DONNA R						
GRANTEE: TURNER DAVID W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S27 E28 FEP=[YR=2013] S14 E32 N14 W32$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 17,367

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	100		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	100,000.00	100,000.00	186,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.86 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 07/09/2026 BY SYS