

PARCELS 1-16 & 1-17
IN OR 164/699 & OR 237/479
A/K/A LOTS 11 12 & 13

PATTERSON JACKIE E & SUE
85397 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

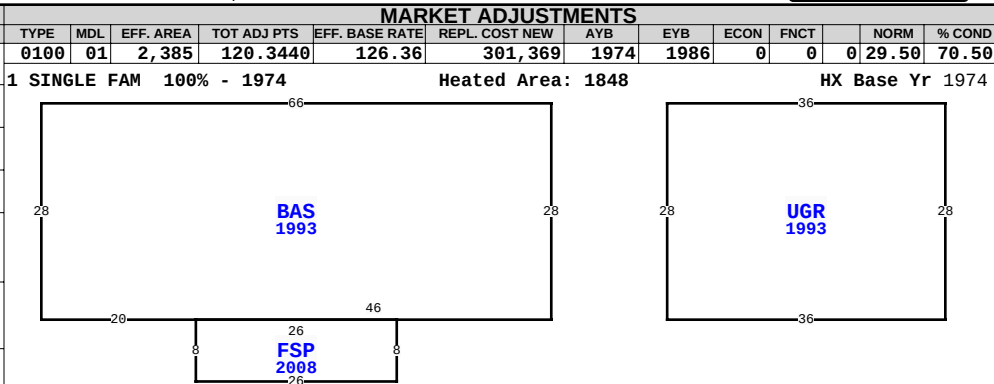
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	164,627
FSP	208	40	2008	83	7,394
UGR	1,008	45	1993	454	40,444

TOTALS	3,064			2,385	212,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0510	GARAGE WD-	0	100	27	13	351.00	SF	35.00
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	8.49

REVIEW DATE	01/01/2023	BY	CD
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85397 CREWS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0510	GARAGE WD-	0	100	27	13	351.00	SF	35.00	35.00	100	2015	2015	3	71	8,722	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1987	100		6,000	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	1987	100		6,000	

TOTAL OB/XF													22,192	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	OR	0.00	0.00	8.49	AC		1.00	1.00	0.80	100,000.00	80,000.00	6		

Total Acres:	8.49	Total Land Value:	679,200	Market:	0	Agricultural:	0	Common:	679,200
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NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										222,294				
TOTAL MARKET OB/XF VALUE										22,192				
TOTAL LAND VALUE - MARKET										679,200				
TOTAL MARKET VALUE										923,686				
SOH/AGL Deduction										675,271				
ASSESSED VALUE										248,415				
TOTAL EXEMPTION VALUE										HX HB DX 56,411				
BASE TAXABLE VALUE										192,004				
TOTAL JUST VALUE										923,686				
NCON VALUE										12,000				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										919,171				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003928	DEMO MOBILE HOME	1,000	04/15/2025
C105304	CO ISSUED	0	09/07/2011
B24973	ADDITION	2,344	07/01/2011
E22922	NEW CONSTR	0	09/01/2010
P14441	NEW CONSTR	0	09/01/2010
7066	REPAIR/RRF	2,760	03/11/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0237/0479	1/21/1977	WD	U	V		3,000	
GRANTOR:MOBLEY H J & ESTELLE							
GRANTEE:PATTERSON JACKIE E							
0139/0125	10/07/1972	AA	Q	V		6,525	
GRANTOR:MOBLEY H J & ESTELLE							
GRANTEE:PATTERSON JACKIE E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W66 S28 E20 FSP=[YR=2008] S8 E26 N8W26\$ E46 N28\$ PTR= E15 UGR=[YR=1993] E36 S28 W36 N28\$ W15\$.									

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