

IN OR 1597/877
EX R/W OR 619/1263
EX 1-112

PICKETT MATT S & MYRA JANE
85044 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0220



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 100			
Air Condition	02	WINDOW 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
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	504	100	1993	504	44,802
BAS	1,044	100	2008	1,044	92,804
FOP	24	30	1993	7	623
TOTALS	1,572			1,555	138,228

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,555	102.0000	107.10	166,540	1981	1985	0	0	17.00	83.00

1 SINGLE FAM

100% - 2009

Heated Area: 1548

HX Base Yr 2009

42

12

12

42

BAS

1993

24

22

8

3

3

12

27

FOP

1993

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										138,228		
TOTAL MARKET OB/XF VALUE										19,864		
TOTAL LAND VALUE - MARKET										275,000		
TOTAL MARKET VALUE										433,092		
SOH/AGL Deduction										285,148		
ASSESSED VALUE										147,944		
TOTAL EXEMPTION VALUE					HX HB		51,411					
BASE TAXABLE VALUE										96,533		
TOTAL JUST VALUE										433,092		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										428,047		
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