PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN OR 1602/1127
(EX R/W OR 622/1103)

ARMENTA APRIL
85274 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0350

BUILDING CHARACTERISTICS

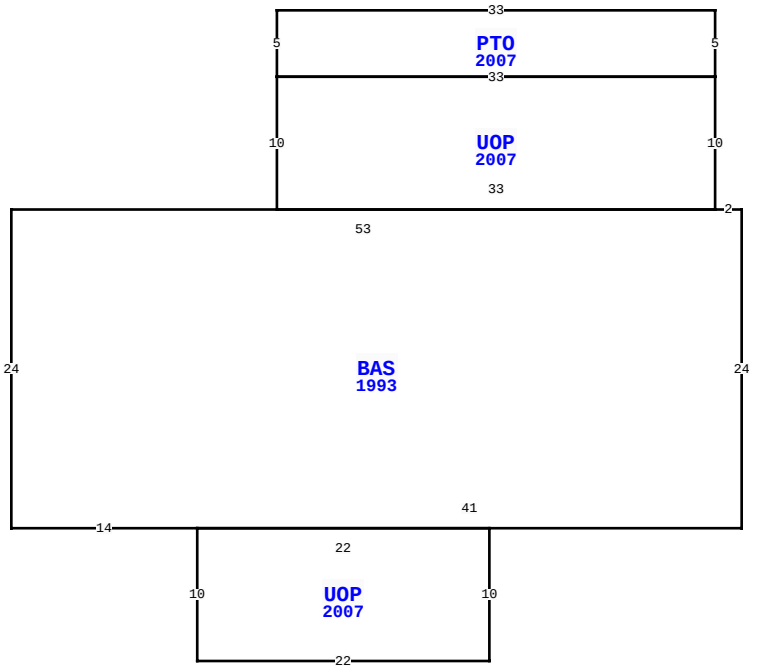
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,320	100	1993	1,320	39,449
PTO	165	5	2007	8	239
UOP	220	25	2007	55	1,644
UOP	330	25	2007	82	2,451
TOTALS	2,035			1,465	43,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,465	117.2000	99.62	145,943	1980	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1320 HX Base Yr



85274 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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	0681	POLE SHED	0	0	9	22	198.00	SF	15.00	15.00	100	1990	1990	3	20	594	
6	0940	SHEDS/PORT	0	0	8	28	224.00	SF	30.00	30.00	100	1990	1990	3	20	1,344	
8	0681	POLE SHED	0	0	14	16	224.00	SF	15.00	15.00	100	1990	1990	3	20	672	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,783
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	168,000
TOTAL MARKET VALUE	217,063
SOH/AGL Deduction	101,352
ASSESSED VALUE	115,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,711
TOTAL JUST VALUE	217,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1602/1127	1/20/2009	FJ	Q	I	03	100
GRANTOR: THORNTON DIANA LYNN E						
GRANTEE: ARMENTA APRIL						
0924/1609	3/20/2000	QC	Q	I	01	9,900
GRANTOR: THORNTON JAMES R &						
GRANTEE: THORNTON JAMES R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2007] N10 PTO=[YR=2007] N5 W33 S5 E33$ W33 S10 E33$ W53 S24 E14 UOP=[YR=2007] S10 E22 N10 W22$ E41 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,280

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	0		OR	0.00	0.00	2.10	AC		1.00	1.00	0.80	100,000.00	80,000.00	168,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.10 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS