



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100

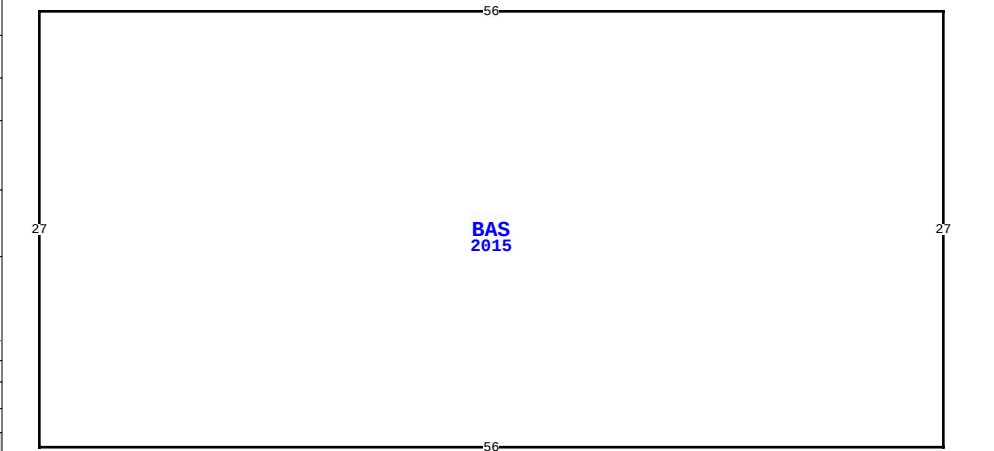
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2015	1,512	157,204
TOTALS	1,512			1,512	157,204

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0351	CARPORT MT	0 100	24	18	432.00	SF	10.00	10.00

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	2.00
2	000100	C	RES	100		OR	0.00	0.00	2.28

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0200	01	1,512	114.5970	108.87	164,611	2015	2015	0	0
1 SFR MODULR			100% - 2016	Heated Area: 1512			HX Base Yr 2016		



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
85430 CREWS RD, FERNANDINA BEACH			05/09/2025	MLU	

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
2	0351	CARPORT MT	0 100	24	18	432.00	SF	10.00	10.00	100	2005	2005	3	21	907	

TOTAL OB/XF										907						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	0.50	100,000.00	50,000.00
2	000100	C	RES	100		OR	0.00	0.00	2.28	AC		1.00	1.00	0.50	100,000.00	50,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		157,204	
TOTAL MARKET OB/XF VALUE		907	
TOTAL LAND VALUE - MARKET		214,000	
TOTAL MARKET VALUE		372,111	
SOH/AGL Deduction		115,711	
ASSESSED VALUE		256,400	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		204,989	
TOTAL JUST VALUE		372,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530367	CO ISSUED	0	07/22/2015
B1530367	NEW CONSTR	0	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1961/1822	2/04/2015	WD	U	V	37	45,000	
GRANTOR:CRIBB LARRY C & VICKI							
GRANTEE:ROADERICK CRAIG K							
1910/1093	3/31/2014	PR	U	V	19	36,000	
GRANTOR:CARMICHAEL DONALD P/R							
GRANTEE:CRIBB LARY C & VICK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W56 S27 E56 N27\$.									