

PT GOVT LOT 3 & PT NW1/4 OF
SEC 35-2N-28E IN
OR 1293/837 (EX R/W IN

RUDOLPH SCOTT H
85356 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0490



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3 100
Bathrooms	1 100
Frame	02
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04
Occupancy	00

Quality	06
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	144,270
FOP	96	30	1993	29	2,980
PTO	36	5	1993	2	206
UOP	112	20	2004	22	2,261
TOTALS	1,648			1,457	149,716

EXTRA FEATURES	
L N	OB/XF CODE
2	0351

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,457	120.8190	126.86	184,835	1978	1978	0	0	0	19.00
1 SINGLE FAM 100% - 2005 Heated Area: 1404 HX Base Yr 2005											
85356 CREWS RD, FERNANDINA BEACH											

85356 CREWS RD, FERNANDINA BEACH										XF DATE						LAND DATE		05/09/2025		MLU	
										INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
420.00	SF	10.00	10.00	100	2005	2005	3	21	882												

TOTAL OB/XF 882																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	100,000.00	100,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			160,634
TOTAL MARKET OB/XF VALUE			882
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			361,516
SOH/AGL Deduction			228,598
ASSESSED VALUE			132,918
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			31,507
TOTAL JUST VALUE			361,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803076	H/AC	0	04/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0837	2/07/2005	WD	U	I	21	123,600
GRANTOR: TRENT LARRY LYNN						
GRANTEE: RUDOLPH SCOTT H						
1266/1783	10/19/2004	PR	Q	I	01	100
GRANTOR: TRENT LARRY LYNN P/R						
GRANTEE: TRENT LARRY LYNN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W32 UOP=[YR=2004] N8 W14 S8 E14\$ W22 S26 E15 PTO=[YR=1993] S6 E6 FOP=[YR=1993] E16 N6 W16 S6\$ N6 W6\$ E39 N26\$.	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		05	AVERAGE 100		6500	01		884	63.3420	24.70	21,835	1986	1986	0	0	0	50.00	50.00	VALUATION BY					STANDARD					
Roof Structure		03	GABLE/HIP 100		2 GARAGE RES 100% - 2005					Heated Area: 884					HX Base Yr 2005					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		34 26 BAS 1993 34 26															BUILDING MARKET VALUE					160,634				
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE					882				
Interior Floor		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					200,000				
Air Condition		01	NONE 100																	TOTAL MARKET VALUE					361,516				
Heating Type		01	NONE 100																	SOH/AGL Deduction					228,598				
Bedrooms		01	0 100																	ASSESSED VALUE					132,918				
Bathrooms		02	0 100																	TOTAL EXEMPTION VALUE					HX HB SX 101,411				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					31,507				
Stories		1.	1. 100																	TOTAL JUST VALUE					361,516				
Units		01	0 100																	NCON VALUE					0				
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					355,332																			