

PT GOVT LOT 3 & PT NW1/4 OF  
SEC 35-2N-28E IN  
OR 2720/308 (EX R/W IN

MAROUN GUS G  
85388 CREWS ROAD  
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0500



| 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            | 12               | HARDWOOD 90      |      |              |                      |
| Interior Floo            | 11               | CLAY TILE 10     |      |              |                      |
| 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                      | 1,108            | 100              | 1994 | 1,108        | 179,437              |
| FOP                      | 108              | 30               | 1994 | 32           | 5,182                |
| FSP                      | 144              | 40               | 2014 | 58           | 9,393                |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 1,360            |                  |      | 1,198        | 194,012              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 1,198     | 122.6400    | 170.47         | 204,223        | 1994 | 2014 | 0    | 0    | 0 | 5.00 | 95.00  |

1 SNGL FAM 0% - 2025

Heated Area: 1108

HX Base Yr

BLD DATE

LGL DATE