

CREWS JOHN REUBEN/CREWS JESSE S ET AL
95386 ARBOR LANE
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0640

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4																											
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		30		VINYL 100		0800		02		1,462		128.9200		116.03		169,636		1996		1996		0		0		0 70.00		30.00		VALUATION BY										STANDARD																					
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		0% - 0		Heated Area: 1296										HX Base Yr										Tax Group: 4										Tax Dist:										50,891									
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE										1,800																			
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE										179,000																			
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET										231,691																			
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE										67,262																			
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction										164,429																			
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE										0																			
Bedrooms				3 100																												TOTAL EXEMPTION VALUE										164,429																			
Bathrooms				2 100																												BASE TAXABLE VALUE										231,691																			
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE										NCON VALUE										0									
Stories				1. 1. 100																												INCOME VALUE										228,250																			
Units				0 100																												PREVIOUS YEAR MKT VALUE																													
Quality		04		Quality Level 04																																																									
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		1,296		100		1996		1,296		45,113																																																			
UOP		120		25		1997		30		1,044																																																			
UOP		160		25		1997		40		1,392																																																			
USP		192		50		1997		96		3,342																																																			
TOTALS		1,768						1,462		50,891																																																			
EXTRA FEATURES										95045 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU																																	
																				XF DATE				LAND DATE																																					
																				INC DATE				AG DATE																																					
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																																								
1	0351	CARPORT MT	0	0	30	30	900.00		SF	10.00		10.00		100	1997	1997	3	20	1,800																																										