IN OR 1588/500
ESMT OR 1397/1230
ESMT PT OR 1601/308

WISEMAN JAMES T JR
85002 CREWS ROAD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-0820

BUILDING CHARACTERISTICS

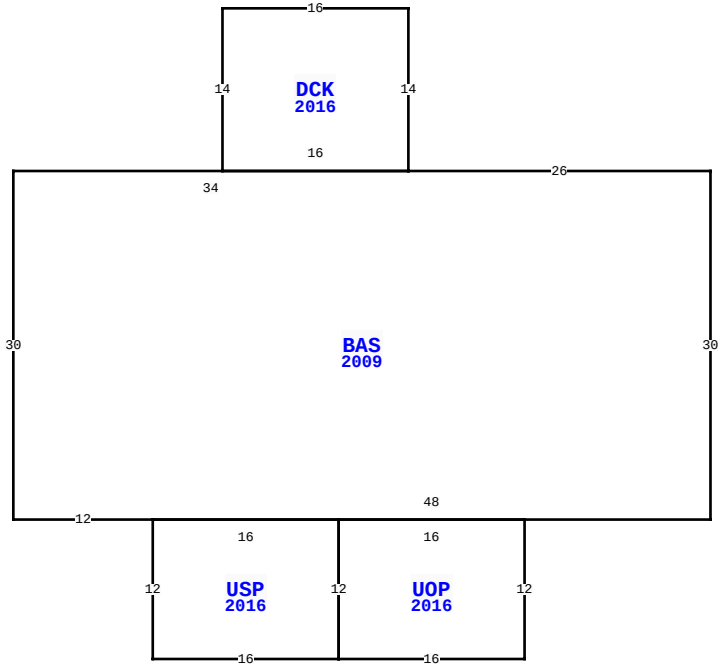
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,800	100	2009	1,800	173,676
DCK	224	10	2016	22	2,123
UOP	192	20	2016	38	3,667
USP	192	30	2016	58	5,596
TOTALS	2,408			1,918	185,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,918	109.8000	104.31	200,067	2009	2009	0	0	0	7.50	92.50

1 SFR MODULR 100% - 2010 Heated Area: 1800 HX Base Yr 2010



85002 CREWS RD, FERNANDINA BEACH

BLD DATE	08/17/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,062
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		338,247
SOH/AGL Deduction		194,580
ASSESSED VALUE		143,667
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		87,256
TOTAL JUST VALUE		338,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22154	CO ISSUED	0	03/17/2009
P13647	OTHER	0	01/01/2009
B22154	MH MOVE-ON	0	12/01/2008
E21492	ELEC OTHER	0	12/01/2008
M14295	MECH OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0500	10/06/2008	WD	Q	V		90,000
GRANTOR: GREGORY JAMES C & AUD						
GRANTEE: WISEMAN JAMES T JR						
1588/0497	10/06/2008	QC	U	V	07	100
GRANTOR: GREGORY JASON D & IRI						
GRANTEE: GREGORY JAMES C & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 DCK=[YR=2016] N14 W16 S14 E16$ W34 S30 E12 USP=[YR=2016] S12 E16 UOP=[YR=2016] E16 N12 W16 S12$ N12 W16$ E48 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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	100	0003	RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS