PT FRAC SEC 35-2N-28E PAR 1-1
PAR 1-89 & 1-111 IN OR 2769/492
(EX ESMT'S IN OR 716/1364 &

LE ROUX TOBIAS ROUX & SHARON DIANNE
85006 CREWS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-1110

BUILDING CHARACTERISTICS

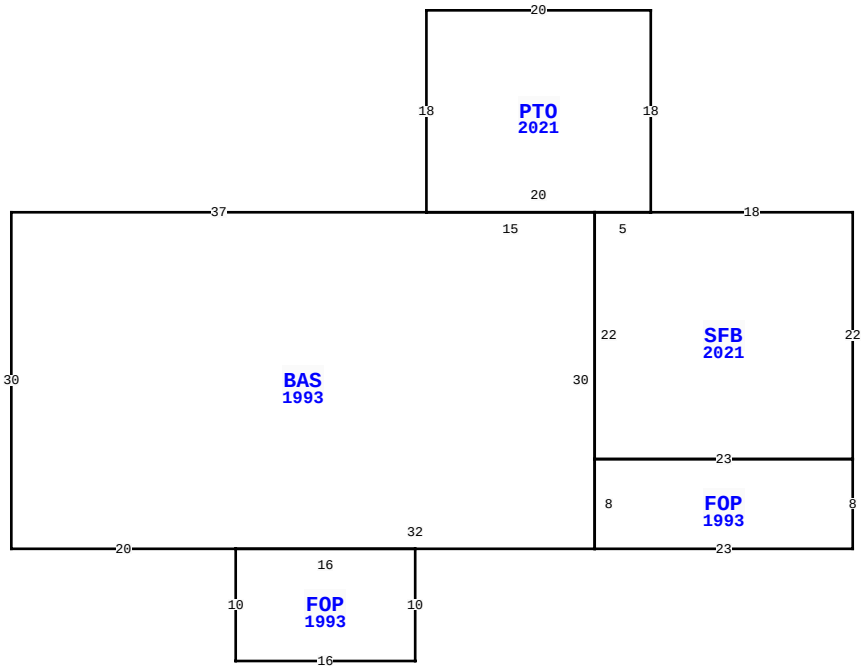
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,560	100	1993	1,560	148,783
FOP	160	30	1993	48	4,578
FOP	184	30	1993	55	5,245
PTO	360	5	2021	18	1,717
SFB	506	80	2021	405	38,626
TOTALS	2,770			2,086	198,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	108.7800	114.22	238,263	1962	1992	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 2026 Heated Area: 1965 HX Base Yr 2026



85006 CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,867
TOTAL MARKET OB/XF VALUE		14,225
TOTAL LAND VALUE - MARKET		369,600
TOTAL MARKET VALUE		602,692
SOH/AGL Deduction		105,953
ASSESSED VALUE		496,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		445,328
TOTAL JUST VALUE		602,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2111356	H/AC	500	08/26/2021
B1905146	(6 WINDOWS)	9,653	05/20/2019
B1809906	(13 WINDOWS)	12,774	12/01/2018
B1429663	GARAGE	45,045	12/01/2014
B24315	REMODEL	17,000	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/492	2/19/2025	WD	Q	I	02	665,000
GRANTOR: WOODALL DUANE D & CHE						
GRANTEE: LE ROUX TOBIAS ROUX						
2519/1336	12/06/2021	WD	Q	I	02	595,000
GRANTOR: FOX ROBERT EDWARD & L						
GRANTEE: WOODALL DUANE DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2021] W18 PTO=[YR=2021] N18 W20 S18 BAS=[YR=1993] W37 S30 E20 FOP=[YR=1993] S10 E16 N10 W16 $ E32 FOP=[YR=1993] E23 N8 W23 S8 $ N30 W15 $ E20 $ W5 S22 E23 N22 $.

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
2	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00	10.00	100	2016	2016	3	65	4,550	
3	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2016	2016	3	75	6,750	
4	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2016	2016	3	65	2,925	

LAND DESCRIPTION

TOTAL OB/XF 14,225

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		RSF-1	0.00	0.00	6.16	AC		1.00	1.00	0.60	100,000.00	60,000.00	369,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.16 Total Land Value: 369,600 Market: 0 Agricultural: 0 Common: 369,600 PRINTED 07/09/2026 BY SYS

PT FRAC SEC 35-2N-28E PAR 1-1
PAR 1-89 & 1-111 IN OR 2769/492
(EX ESMT'S IN OR 716/1364 &

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85006 CREWS RD
FERNANDINA BEACH, FL 32034

2026

35-2N-28-0000-0001-1110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

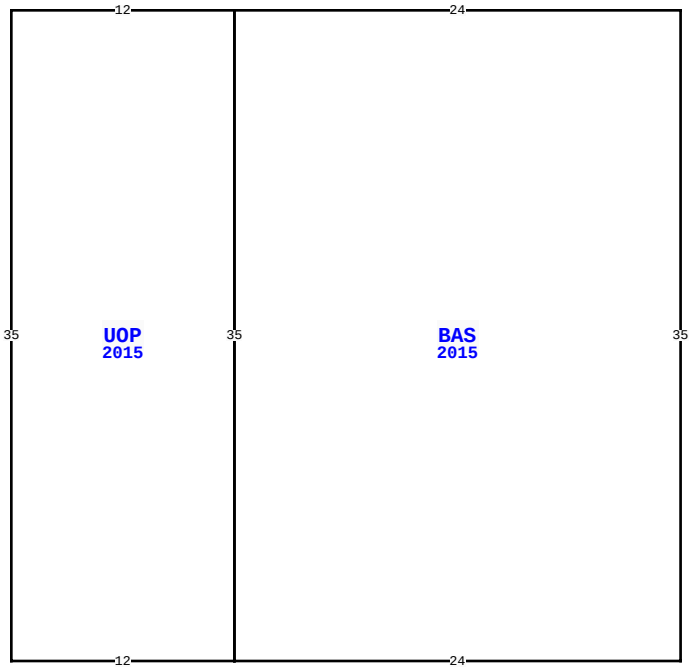
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2015	840	18,107
UOP	420	20	2015	84	1,810
TOTALS	1,260			924	19,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	924	62.1000	24.22	22,379	2015	2015	0	0	0	11.00	89.00

2 GARAGE RES 100% - 2026 Heated Area: 840 HX Base Yr 2026



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85006 CREWS RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2519/1336	12/06/2021	WD	Q	I	02	595,000
GRANTOR: FOX ROBERT EDWARD & L						
GRANTEE: WOODALL DUANE DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 UOP=[YR=2015] W12 S35 E12 N35$ S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.16 Total Land Value: 369,600 Market: 0 Agricultural: 0 Common: 369,600 PRINTED 07/09/2026 BY SYS