PT SEC 50-3N-28E
IN OR 2768/1338

CREWS FREDDIE LAMAR & DONNA
95045 LOUISE COURT
FERNANDINA BEACH, FL 32034

2026

50-3N-28-0000-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CREWS CREEK AVE, YULEE

BLD DATE	07/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/27/2026 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	0
TOTAL MARKET OB/XF VALUE	2,592
TOTAL LAND VALUE - MARKET	325,500
TOTAL MARKET VALUE	328,092
SOH/AGL Deduction	0
ASSESSED VALUE	328,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,092
TOTAL JUST VALUE	328,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973992	CHNGE SRVC	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1338	2/18/2025	QC	U	I	11	100
GRANTOR: CREWS LUCILLE T ET AL						
GRANTEE: CREWS FREDDIE LAMAR						
1901/1316	2/06/2014	QC	U	I	11	100
GRANTOR: HARTMAN BONNIE T & DA						
GRANTEE: CREWS FREDDIE LAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	0	0	1,296.00	SF	10.00	10.00	100	1980	1980	3	20	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	000131	C	RES CREEK	0		RMH	105.00	504.00	105.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	325,500							

REVIEW DATE 07/21/2025 BY KBA Total Acres: 1.20 Total Land Value: 325,500 Market: 0 Agricultural: 0 Common: 325,500 PRINTED 07/09/2026 BY SYS