PT OF LOTS 24 & 25
IN OR 2432/1313
THE RESIDENCE PB 5/149-152

CATES NATHANIEL H & ELEANOR W
8253 RESIDENCE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0546-0024-0000

BUILDING CHARACTERISTICS

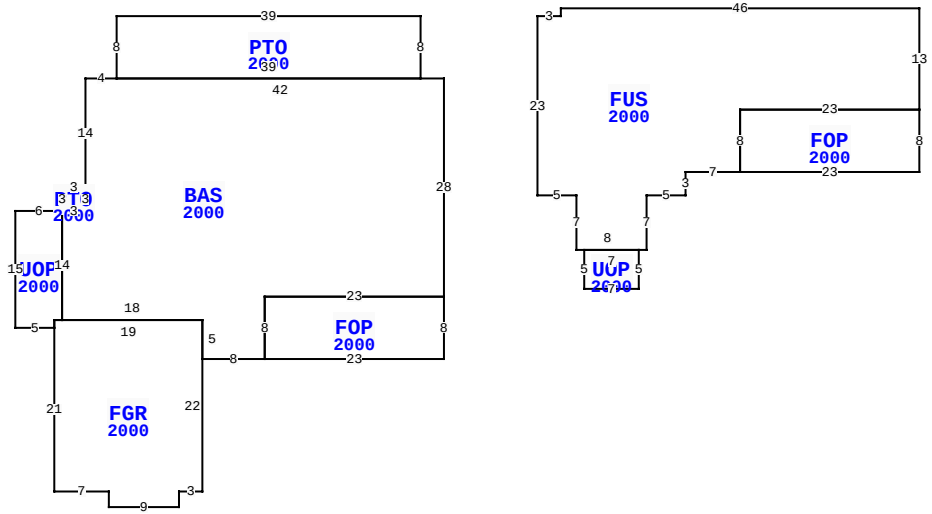
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	1,439	218,672
FGR	436	55	240	36,470
FOP	184	30	55	8,358
FOP	184	30	55	8,358
FUS	962	100	962	146,186
PTO	9	5	0	0
PTO	312	5	16	2,432
UOP	35	20	7	1,064
UOP	89	20	18	2,735
TOTALS	3,650		2,792	424,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,792	119.5488	170.36	475,645	2000	2000	0	0	0	10.80	89.20

1 SFR CUST – 0% - 0 Heated Area: 2401 HX Base Yr



8253 RESIDENCE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	424,275
TOTAL MARKET OB/XF VALUE	9,553
TOTAL LAND VALUE - MARKET	337,500
TOTAL MARKET VALUE	771,328
SOH/AGL Deduction	44,941
ASSESSED VALUE	726,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	726,387
TOTAL JUST VALUE	771,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	660,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906322	NEW CONSTR	111,356	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1313	2/10/2021	WD	Q	I	01	762,000
GRANTOR: CRAWFORD THOMAS J & J						
GRANTEE: CATES NATHANIEL H &						
0929/1071	4/24/2000	WD	Q	I		383,200
GRANTOR: SUMMER BEACH DEVELOPM						
GRANTEE: CRAWFORD THOMAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W39 S8 BAS=[YR=2000] W4 S14 PTO=[YR=2000] W3 S3 UOP=[YR=2000] W6 S15 E5 FGR=[YR=2000] S21 E7 S2 E9 N2 E3 N22 W19 S1$ N1 E1 N14$ E3 N3$ S3 W3 S14 E18 S5 E8 FOP=[YR=2000] E23 N8 W23 S8$ N8 E23 N28 W42$ E39 N8$ PTR=E15 FUS=[YR=2000] E3 N1 E46 S13 FOP=[YR=2000] S8 W23 N8 E23$ W23 S8 W7 S3 W5 S7 W1 UOP=[YR=2000] S5 W7 N5 E7$ W8 N7 W5 N23$ W15 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0812	CONCRETE C	0	0	0	0	1,016.00	SF	4.00	4.00	100	2000	2000	3	80	3,251	
3	0810	CONCRETE A	0	0	0	0	136.00	SF	6.50	6.50	100	2000	2000	3	80	707	
4	1126	CB/STC 8"	0	0	0	0	330.00	SF	8.00	8.00	100	2000	2000	3	80	2,112	
5	0858	SCULP CONC	0	0	0	0	131.00	SF	13.00	13.00	100	2000	2000	3	94	1,601	
7	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2000	2000	3	40	182	

LAND DESCRIPTION

TOTAL OB/XF 9,553

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	375,000.00	337,500.00	337,500							

REVIEW DATE 11/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/02/2023 BY SYS