

PT OF CASHEN LOT 37 &
PT OF W1/2 OF ABDN ALLEY
OF LOT 37

CRAWFORD FAMILY INVESTMENTS
1613 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0037-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	25	MOD METAL 70	4803	06	9,680	100.4890	47.73	462,026	1994	1994	0	0	0	40.00	60.00	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 30	1 STOR WAREH - 0% - 0													Tax Group: 8 Tax Dist:													
Roof Structur	10	STEEL FRME 100	Heated Area: 7361													BUILDING MARKET VALUE 277,216													
Roof Cover	12	MODULAR MT 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 64,778													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 413,609													
Interior Floo	03	CONC FINSH 100														TOTAL MARKET VALUE 755,603													
Ceiling	03	PART.FIN. 100														SOH/AGL Deduction 47,729													
Air Condition	01	NONE 100														ASSESSED VALUE 707,874													
Heating Type	01	NONE 100														TOTAL EXEMPTION VALUE 0													
Plumbing	12	100														BASE TAXABLE VALUE 707,874													
Frame	05	STEEL 100														TOTAL JUST VALUE 755,603													
Story Height	16	100														NCON VALUE 0													
RMS	11	100														INCOME VALUE													
Stories	1.	100														PREVIOUS YEAR MKT VALUE 643,522													
Class	00	100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	4800	WAREHOUSE-STORAGE																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	2004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	119	185	220	6,301																									
AOF	364	185	673	19,273																									
BAS	1,481	100	1,481	42,413																									
BAS	3,236	100	3,236	92,672																									
CAN	160	30	48	1,375																									
FAT	1,704	20	341	9,766																									
FUS	220	100	220	6,301																									
GOF	720	210	1,512	43,301																									
GOF	880	210	1,848	52,923																									
PTO	80	5	4	115																									
TOTALS	9,158		9,680	277,216																									
EXTRA FEATURES				1941 ISLAND WALK WAY, FERNANDINA BEACH																									
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	0812	CONCRETE C	0	0	0	0	20,599.00	SF	4.00	4.00	100	1994	1994	3	70	57,677													
2	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	1994	1994	3	20	2													
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1997	1997	3	45	158													
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1997	1997	3	45	675													
5	0968	STAIRS	0	0	8	4	32.00	SF	3.50	3.50	100	1995	1995	3	100	112													
6	0424	CL FNC 6'	0	0	0	0	362.00	LF	20.00	20.00	100	1997	1997	3	45	3,258													
7	1242	WD DECK A	0	0	0	0	84.00	SF	12.50	12.50	100	1995	1995	3	20	210													
8	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	1995	1995	3	100	168													
9	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	2005	2005	3	100	168													
10	6002	EL ROLL DR	0	0	12	0	2.00	UT	900.00	900.00	100	1994	1994	3	20	360													
LAND DESCRIPTION										TOTAL OB/XF 62,788																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	004800	C	WAREHOUSE	0	0006	CI	202.00	293.00	59,087.00	SF		1.00	1.00	1.00	7.00	7.00	413,609												
REVIEW DATE 01/16/2019 BY KK Total Acres: 0.00 Total Land Value: 413,609 Market: 0 Agricultural: 0 Common: 413,609 PRINTED 08/02/2023 BY SYS																													

