BLOCK 4A LOT 3
IN OR 1908/885
AMELIA PARK COASTAL DISTRICT

SCOTT CRAWFORD M & MARY E
1739 S 15TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102G-004A-0030

BUILDING CHARACTERISTICS

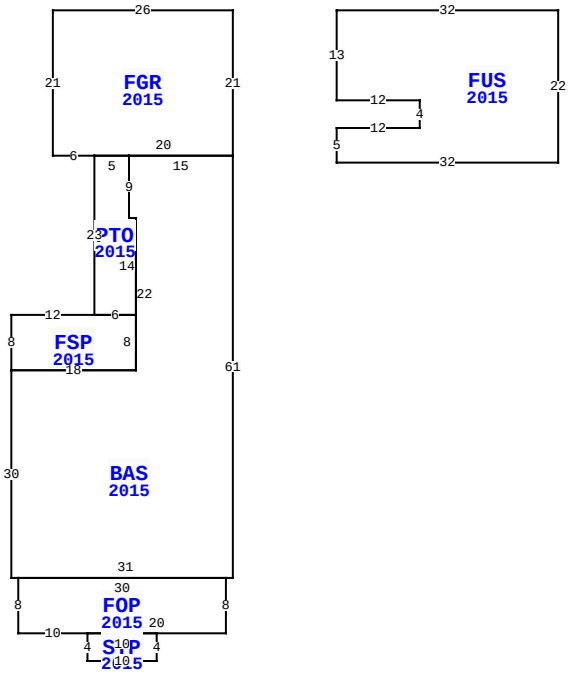
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100	1,403	222,849
FGR	546	55	300	47,651
FOP	240	30	72	11,436
FSP	144	40	58	9,213
FUS	656	100	656	104,197
PTO	129	5	6	954
STP	40	10	4	635
TOTALS	3,158		2,499	396,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,499	114.9120	163.75	409,211	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2016 Heated Area: 2059 HX Base Yr 2016



1739 S 15TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,935
TOTAL MARKET OB/XF VALUE		6,770
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		523,705
SOH/AGL Deduction		147,204
ASSESSED VALUE		376,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,501
TOTAL JUST VALUE		523,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142019	CO ISSUED	0	02/18/2015
20150217	SCREEN	980	02/03/2015
20142019	NEW CONSTR	228,733	09/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/0885	3/21/2014	WD	Q	V	02	66,000

GRANTOR: APCD LOTS LLC
GRANTEE: SCOTT CRAWFORD M &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W26 S21 E6 PTO=[YR=2015] S23 FSP=[YR=2015] W12 S8 BAS=[YR=2015] S30 E1 FOP=[YR=2015] S8 E10 STP=[YR=2015] S4 E10 N4 W10$ E20 N8 W30$ E31 N61 W15 S9 E1 S22 W18$ E18 N8 W6$ E6 N14 W1 N9 W5$ E20 N21$ PTR= E15 FUS=[YR=2015] E32 S22 W32 N5 E12 N4 W12 N13$ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	459.00	SF	5.20	5.20	100	2015	2015	3	96	2,291	
3	0855	CONC PAVER	0	100	0	0	49.00	SF	7.00	7.00	100	2015	2015	3	96	329	
4	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2015	2015	3	90	1,670	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 6,770

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	100	0003	PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS