BLOCK 6 LOT 2
IN OR 514/171
LAKEWOOD PB 5/112-113

FITZPATRICK ANN G
1720 CRESCENT RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

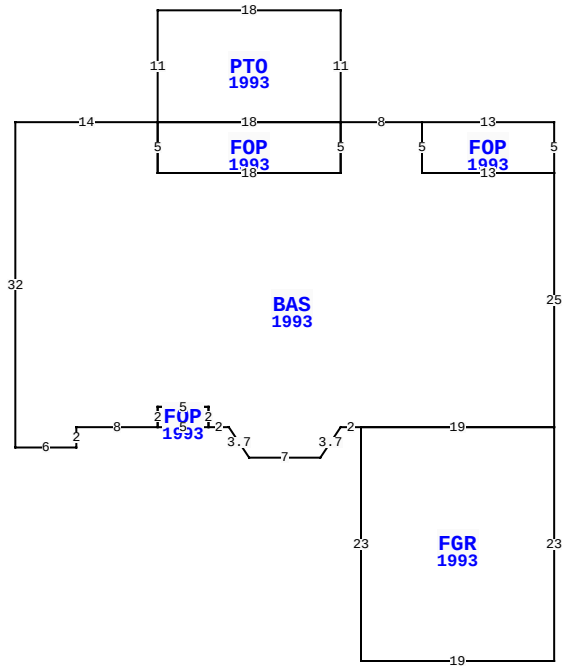
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	183,480
FGR	437	55	240	30,079
FOP	10	30	3	376
FOP	65	30	20	2,506
FOP	90	30	27	3,384
PTO	198	5	10	1,254
TOTALS	2,264		1,764	221,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,764	121.6600	144.47	254,845	1987	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1987 Heated Area: 1464 HX Base Yr 1987



1720 CRESCENT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,078
TOTAL MARKET OB/XF VALUE		4,486
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		355,564
SOH/AGL Deduction		233,985
ASSESSED VALUE		121,579
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		66,579
TOTAL JUST VALUE		355,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090979	REPAIR/RRF	5,000	07/23/2009
B041310	REPAIR/RRF	17,000	07/20/2004
BP4042	N/A	39,000	12/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0514/0171	4/01/1987	WD	Q	I		74,500
GRANTOR: ATL BUILDERS INC						
GRANTEE: FITZPATRICK JOSEPH						
0506/0474	12/22/1986	MS	U	V		42,000
GRANTOR: SADLER DEV CO						
GRANTEE: ATL BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W8 PTO=[YR=1993] N11 W18 S11E18$ FOP=[YR=1993] W18 S5 E18 N5$ S5 W18 N5 W14 S32 E6 N2 E8 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E2 R2 D3 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19$E19 N25 W13 N5$ S5 E13 N5$.

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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,768	
2	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	1987	1987	3	54.5	478	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,486

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS