



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	08	SHT VINYL 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

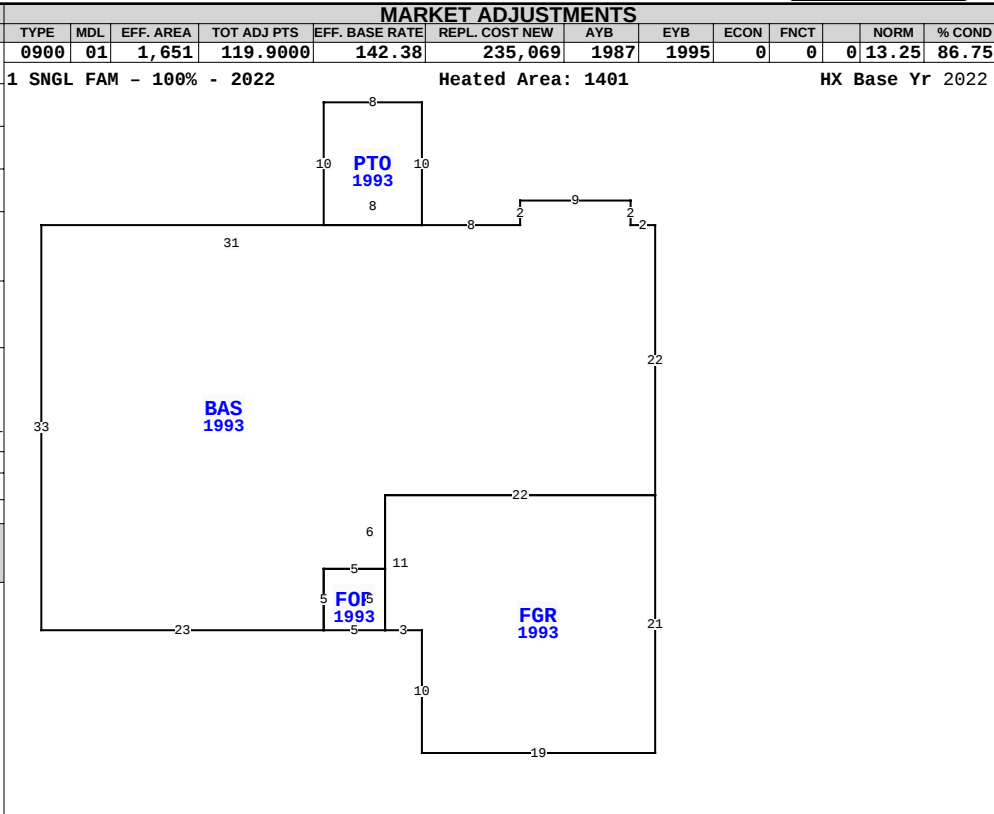
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	1,401	173,044
FGR	432	55	238	29,396
FOP	25	30	8	988
PTO	80	5	4	494

TOTALS	1,938	1,651	203,922
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	1987
2	0811	CONCRETE B	0	100	39	16		5.20	5.20	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



1710 CRESCENT RD, FERNANDINA BEACH

1710 CRESCENT RD, FERNANDINA BEACH					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
60.00	SF	6.50	6.50	100	1987	1987	3	54.5	213	
624.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,768	
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TOTAL OB/XF												1,981			
R	LOC			TOT	UNIT	D	DPHT	%	TOT	UNIT		ADJ	UNIT		
D	ZONE	FRONT	DEPTH	LND	TYPE	T	FACT	COND	ADJ	PRICE		PRICE		LA	
03		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00		130,000.00		1	
Total Acres:		0.00		Total Land Value:		130,000		Market:		0		Agricultural:		0	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	203,922		
TOTAL MARKET OB/XF VALUE	1,981		
TOTAL LAND VALUE - MARKET	130,000		
TOTAL MARKET VALUE	335,903		
SOH/AGL Deduction	0		
ASSESSED VALUE	335,903		
TOTAL EXEMPTION VALUE	HX HB		
BASE TAXABLE VALUE	285,903		
TOTAL JUST VALUE	335,903		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	342,245		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120827	REPAIR/RRF	2,000	05/11/2012
BP04108	N/A	38,400	01/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2462/0049	5/14/2021	QC	U	I	11	100	
GRANTOR: LACKEY GREGORY C & HE							
GRANTEE: LACKEY GREGORY CLYD							
2316/1609	11/01/2019	WD	Q	I	01	288,000	
GRANTOR: ANDERSON THOMAS H & S							
GRANTEE: LACKEY GREGORY C &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N2 W9 S2 W8 PTO=[YR=1993] N10 W8 S10 E8\$ W31 S33 E23 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N21 W22 S11\$ N5 W5 S5\$ N5 E5 N6 E22 N22\$.											