

LOT 4A
IN OR 1252/1214
NATURES WALK PB 5/202

CRUMRINE GEORGE BERNARD
2793 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-004A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
---------	----------	----

NEIGHBORHOOD/LOC	1029.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	93,364
FGR	378	55	208	17,262
FOP	9	30	3	249
FOP	48	30	14	1,162
FUS	423	100	423	35,105

TOTALS	1,983	1,773	147,142
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT	

REVIEW DATE	07/16/2018	BY	DJX
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,773	103.3600	98.19	174,091	1990	1990	0	0	15.48	84.52
1 TOWNHOUSE - 0% - 0											
Heated Area: 1548											
HX Base Yr											

1008 NATURES WALK DR, FERNANDINA BEACH
--

TOTAL OB/XF											
6,252											

TOTAL OB/XF											
6,252											

Total Acres: 0.00	Total Land Value: 105,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,142	
TOTAL MARKET OB/XF VALUE		6,252	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		258,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,394	
TOTAL JUST VALUE		258,394	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		278,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172938	REMODEL	9,800	09/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1252/1214	8/12/2004	QC U	I	01	
GRANTOR: CRUMRINE GEORGE BERNA					
GRANTEE: CRUMRINE GEORGE B					
0684/0938	7/08/1993	QC U	I	06	
GRANTOR: CRUMRINE KATHLEEN C					
GRANTEE: CRUMRINE GEORGE B					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FOP=[YR=1993] W12 BAS=[YR=1993] W16 S43 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E12 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N26 W12 N4\$ S4 E12 N4\$ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5 N3 W7 N20\$ W15\$.					

OTHER ADJUSTMENTS AND NOTES											

Common: 105,000	PRINTED 08/02/2023 BY SYS
-----------------	---------------------------