



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 80  |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 70   |
| Interior Floor           | 14 | CARPET 30      |
| 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          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

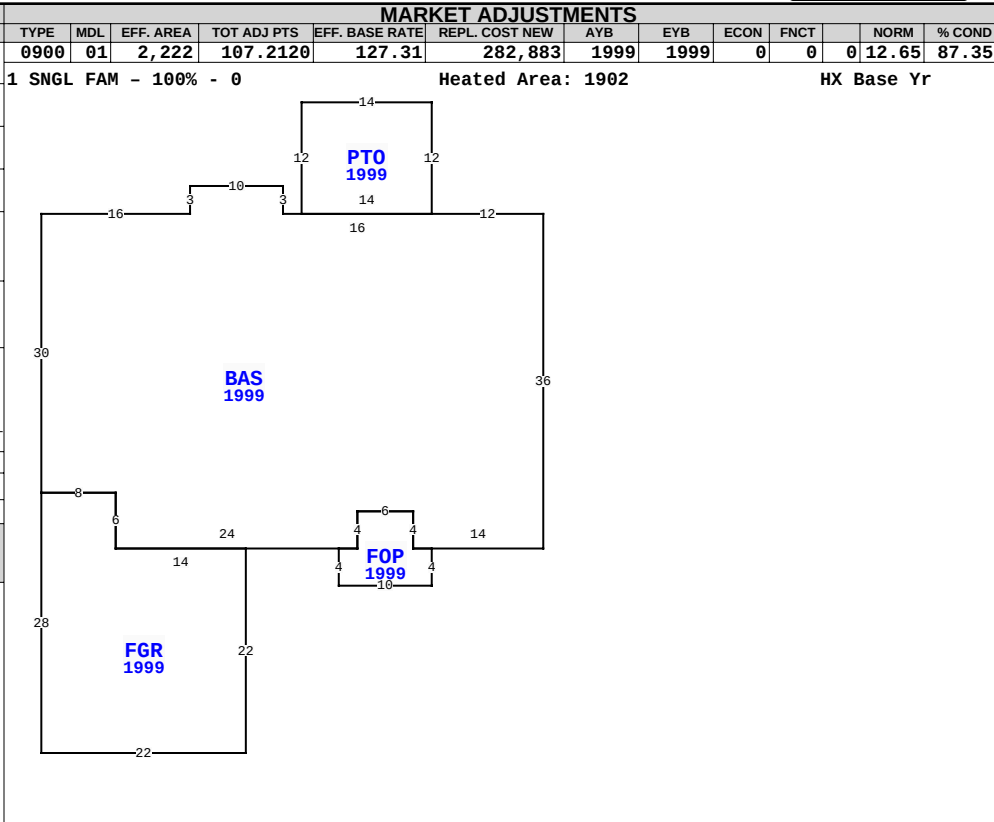
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4041.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,902            | 100         | 1,902        | 211,513              |
| FGR       | 532              | 55          | 293          | 32,583               |
| FOP       | 64               | 30          | 19           | 2,113                |
| PTO       | 168              | 5           | 8            | 889                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,666 |  | 2,222 | 247,098 |
|--------|-------|--|-------|---------|

| 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   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 60 | 21 | 1,260.00 | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 18.00    | 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                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |



|                                           |          |  |           |  |
|-------------------------------------------|----------|--|-----------|--|
| 23922 CRESCENT PARKE CT, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |  |
|                                           | XF DATE  |  | LAND DATE |  |
|                                           | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,502       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 247,098     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,502       |        |
| TOTAL LAND VALUE - MARKET |  | 65,000      |        |
| TOTAL MARKET VALUE        |  | 321,600     |        |
| SOH/AGL Deduction         |  | 112,210     |        |
| ASSESSED VALUE            |  | 209,390     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 159,390     |        |
| TOTAL JUST VALUE          |  | 321,600     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 256,872     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 9906003    | NEW CONSTR  | 134,300 | 04/01/1999 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2642/859                       | 4/19/2023 | WD        | Q   | I   | 02     |
| GRANTOR: CURZIO JEAN E &       |           |           |     |     |        |
| GRANTEE: TARNOW MANAGEMENT L   |           |           |     |     |        |
| 2120/0326                      | 5/12/2017 | WD        | Q   | I   | 02     |
| GRANTOR: GIBSON SCOTT N & DEBO |           |           |     |     |        |
| GRANTEE: CURZIO FRANK XAVIER   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W12 PTO=[YR=1999] N12 W14 S12 E14 \$ W16 N3 W10 S3 W16 S30 FGR=[YR=1999] S28 E22 N22 W14 N6 W8 \$ E8 S6 E24 FOP=[YR=1999] S4 E10 N4 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E14 N36 \$ . |  |  |  |  |  |  |  |  |  |  |  |