

LOT 5
IN OR 2518/1192
ESMT IN OR 378/787

CRAWFORD SCOTT P & AMY ALLEN
94085 PALM CIR
FERNANDINA BEACH, FL 32034

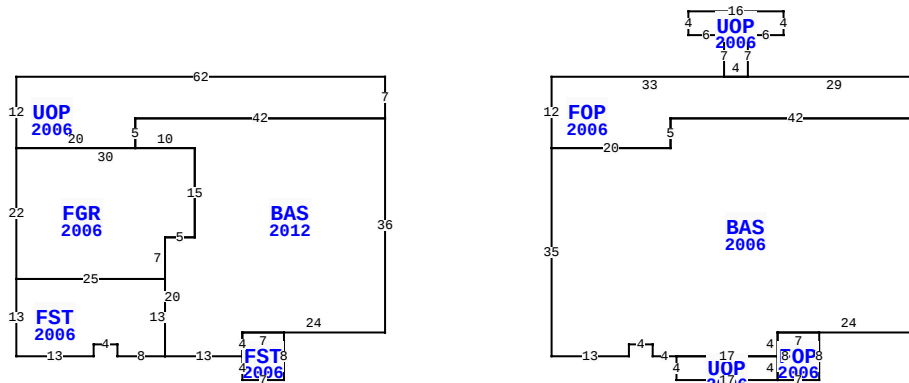
2023

45-2N-28-525D-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC 4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,276	100
BAS	1,334	100
FGR	625	55
FOP	56	30
FOP	534	30
FST	56	55
FST	317	55
UOP	68	20
UOP	92	20
UOP	534	20
TOTALS	5,892	4,475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,475	114.9456	136.50	610,838	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2022 Heated Area: 3610 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		561,971	
TOTAL MARKET OB/XF VALUE		41,734	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		828,705	
SOH/AGL Deduction		217,788	
ASSESSED VALUE		610,917	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		560,917	
TOTAL JUST VALUE		828,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809651	SOLAR PANELS	28,675	01/01/2019
B1708379	SWIM POOL	30,500	09/21/2017
B1703576	NEW WINDOWS	6,900	06/01/2017
M11071	MECH OTHER	0	02/01/2006
P10765	OTHER	0	02/01/2006
E15278	ELEC OTHER	2,000	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1192	11/23/2021	WD	Q	I	01	800,000
GRANTOR: CALLAHAN BRIAN M & DO						
GRANTEE: CRAWFORD SCOTT P &						
2090/1387	12/09/2016	WD	Q	I	01	475,000
GRANTOR: PIERCE CHRISTOPHER S						
GRANTEE: CALLAHAN BRIAN M &						

TOTALS	5,892				4,475		561,971		94085 PALM CIR, FERNANDINA BEACH					BLD DATE				LGL DATE		05/25/2023	MLU
EXTRA FEATURES								XF DATE								LAND DATE					
								INC DATE								AG DATE					
L N	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	0812	CONCRETE C	0	100	0	0	2,849.00	SF	4.00	4.00	100	2006	2006	3	88	10,028					
2	0462	ST/AL FNC	0	100	293	0	1,465.00	SF	10.00	10.00	100	2012	2012	3	71	10,402					
3	0866	POOL FIBER	0	100	27	11	297.00	SF	72.00	72.00	100	2017	2017	3	82	17,535					
4	0855	CONC PAVER	0	100	76	4	304.00	SF	10.00	10.00	100	2017	2017	3	97	2,949					
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	82	820					
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