

LOT 9 & S-1 OF LOT 10
IN OR 2574/1302
PALM BLUFF SUB PB 6/6-7

GLENN NEAL CRAWFORD & KRISTA L/PALMER MARLENA
370 MAPLEWOOD DRIVE
ROSWELL, GA 30075

2023

46-3N-28-560P-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,986	100	2,986	588,867
FGR	852	55	469	92,492
FOP	444	30	133	26,229
FSP	723	40	289	56,994
FUS	1,607	100	1,607	316,916
STR	69	10	7	1,381

TOTALS	6,681		5,491	1,082,878
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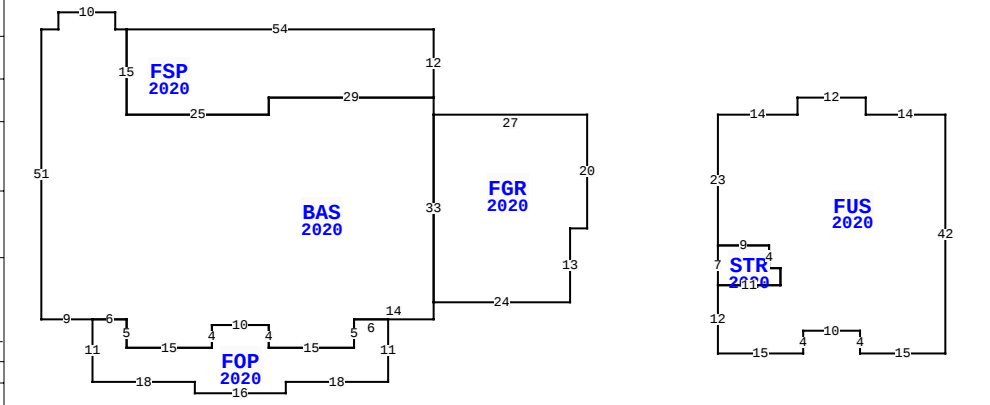
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,221.00	SF	5.20	5.20	100	2020	2020	3	99	6,286	
2	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
3	0861	POOL GUNIT	0	0	0	0	604.00	SF	85.00	85.00	100	2020	2020	3	95	48,773	
5	0855	CONC PAVER	0	0	0	0	1,195.00	SF	10.00	10.00	100	2020	2020	3	99	11,831	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION			TOTAL OB/XF 72,710														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RS-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	130,000.00	130,000.00	195,000

REVIEW DATE	03/04/2021	BY	NW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,491	139.2301	198.40	1,089,414	2020	2020	0	0	0.60	99.40
1 SFR CUST - 0% - 2023 Heated Area: 4593 HX Base Yr											



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

96253 PALM BLUFF DR, FERNANDINA BEACH

BUILDING CHARACTERISTICS											
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REVIEW DATE	03/04/2021	BY	NW
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Total Acres:	0.00	Total Land Value:	195,000	Market:	0	Agricultural:	0	Common:	195,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,082,878	
TOTAL MARKET OB/XF VALUE		72,710	
TOTAL LAND VALUE - MARKET		195,000	
TOTAL MARKET VALUE		1,350,588	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,350,588	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,350,588	
TOTAL JUST VALUE		1,350,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		875,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905255	CO ISSUED	0	04/09/2020
B2002084	SWIM POOL	45,000	03/09/2020
19005255	NEW CONSTR	644,802	05/20/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2574/1302	6/30/2022	WD Q	Q	I	01
GRANTOR: PALMER FRANK W III &					
GRANTEE: GLENN NEAL CRAWFORD					
2268/1833	4/16/2019	WD Q	Q	V	01
GRANTOR: ANDERSON PHALA M					
GRANTEE: PALMER FRANK W III					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2020] N3 FSP=[YR=2020] N12 W54 S15 E25 N3 E29\$ W29 S3 W25 N15 W2 N3 W10 S3 W3 S51 E9 FOP=[YR=2020] S11 E18 S2 E16 N2 E18 N11 W6 S5 W15 N4 W10 S4 W15 N5 W6\$ E6 S5 E15 N4 E10 S4 E15 N5 E14 N3 FGR=[YR=2020] E24 N13 E3 N20 W27 S33 \$ N33\$ PTR=E50 FUS=[YR=2020] S23 STR=[YR=2020] S7 E11 N3 W2 N4 W9\$ E9 S4 E2 S3 W11 S12 E15 N4 E10 S4 E15 N42 W14 N3 W12 S3 W14\$ W50 \$.											

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