

PT OF CASHEN LOT 37 &
PT OF W1/2 OF ABDN ALLEY
OF LOT 37

CRAWFORD FAMILY INVESTMENTS
1613 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0037-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 70
Exterior Wall	20 FACE BRICK 30
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	12 100
Frame	05 STEEL 100
Story Height	16 100
RMS	11 100
Stories	1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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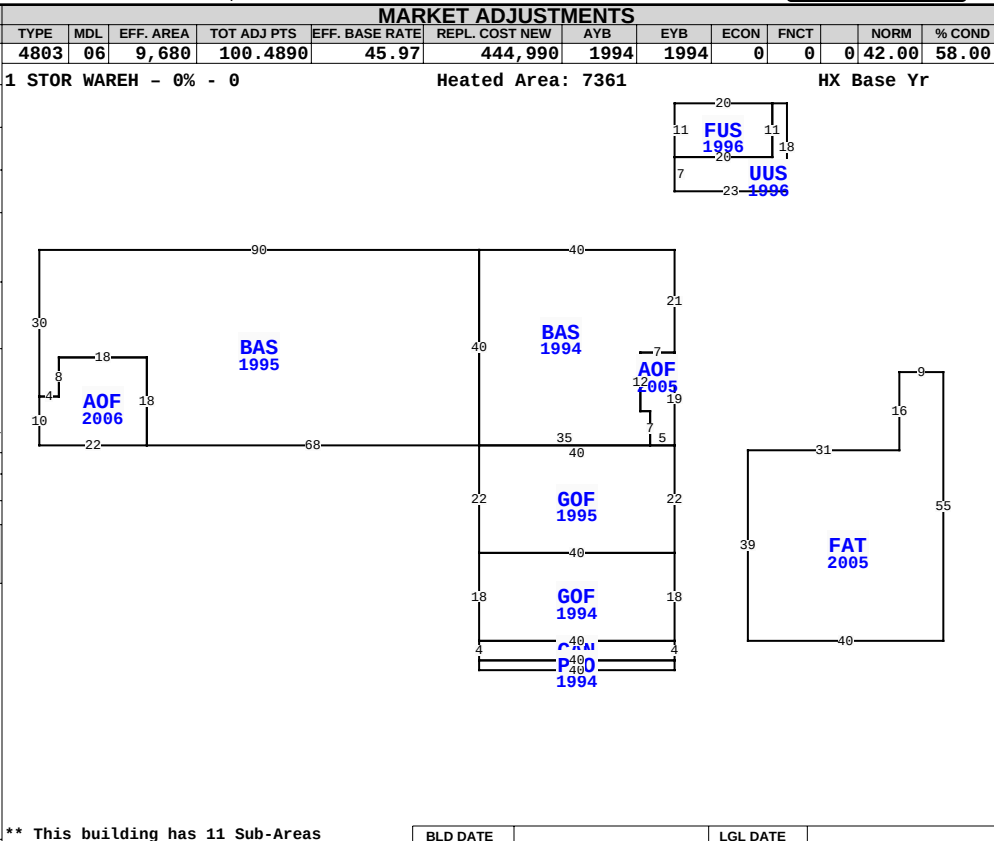
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	119	185	220	5,866
AOF	364	185	673	17,944
BAS	1,481	100	1,481	39,488
BAS	3,236	100	3,236	86,280
CAN	160	30	48	1,280
FAT	1,704	20	341	9,092
FUS	220	100	220	5,866
GOF	720	210	1,512	40,314
GOF	880	210	1,848	49,273
PTO	80	5	4	107
TOTALS	9,158		9,680	258,094

EXTRA FEATURES

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	0	0	0	20,599.00	SF	4.00	4.00	100	1994	1994	3	68	56,029	
2	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	1994	1994	3	20		2
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1997	1997	3	42	147	
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1997	1997	3	42	630	
5	0968	STAIRS	0	0	8	4	32.00	SF	3.50	3.50	100	1995	1995	3	100	112	
6	0424	CL FNC 6'	0	0	0	0	362.00	LF	20.00	20.00	100	1997	1997	3	42	3,041	
7	1242	WD DECK A	0	0	0	0	84.00	SF	12.50	12.50	100	1995	1995	3	20	210	
8	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	1995	1995	3	100	168	
9	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	2005	2005	3	100	168	
10	6002	EL ROLL DR	0	0	12	0	2.00	UT	900.00	900.00	100	1994	1994	3	20	360	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0	0006	CI	202.00	293.00	59,087.00	SF		1.00	1.00	1.00	7.00	7.00	413,609							



** This building has 11 Sub-Areas

1941 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

01/16/2019 KK

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			258,094
TOTAL MARKET OB/XF VALUE			62,775
TOTAL LAND VALUE - MARKET			413,609
TOTAL MARKET VALUE			734,478
SOH/AGL Deduction			0
ASSESSED VALUE			734,478
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			734,478
TOTAL JUST VALUE			734,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			755,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000978	18 X 45 OPEN CARP	26,001	01/25/2024
B9501970	REMODEL	8,640	06/01/1995
P950964	REMODEL	0	05/01/1995
B9401135	NEW CONSTR	169,900	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1926	12/21/2021	WD	Q	I	01	625,000

GRANTOR: COXC01 LLC						
GRANTEE: CRAWFORD FAMILY INV						
2466/0501	4/23/2021	WD	U	I	11	100
GRANTOR: COX FREDRIKA V						
GRANTEE: COXC01 LLC						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1995;ORIG=-40,40] N40 W90 S30 E4 N8 E18 S18 E68 \$	
FAT=[YR=2005;ORIG=15,41] E31 N16 E9 S55 W40 N39 \$	
BAS=[YR=1994;ORIG=0,0] W40 S40 E35 N7 W2 N12 E7 N21 \$	
GOF=[YR=1995;ORIG=-40,40] S22 E40 N22 W40 \$	
GOF=[YR=1994;ORIG=-40,62] S18 E40 N18 W40 \$	
AOF=[YR=2006;ORIG=-130,30] S10 E22 N18 W18 S8 W4 \$	
FUS=[YR=1996;ORIG=0,-30] E20 S11 W20 N11 \$	
UUS=[YR=1996;ORIG=20,-30] E3 S18 W23 N7 E20 N11 \$	
CAN=[YR=1994;ORIG=-40,80] S4 E40 N4 W40 \$	
AOF=[YR=2005;ORIG=0,40] N19 W7 S12 E2 S7 E5 \$	
PTO=[YR=1994;ORIG=-40,84] S2 E40 N2 W40 \$	
PTR=[ORIG=0,0] N30 S30 \$	

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