BLOCK 8A N1/2 OF LOT 7
IN OR 2394/1362
INTERLACHEN-BY-THE-SEA-REPLAT

CRAWFORD TRUST/CRAWFORD THOMAS W TRUSTEE
3607 LAKE RIDGE COURT
GAINESVILLE, GA 30506

2024

00-00-31-1401-008A-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

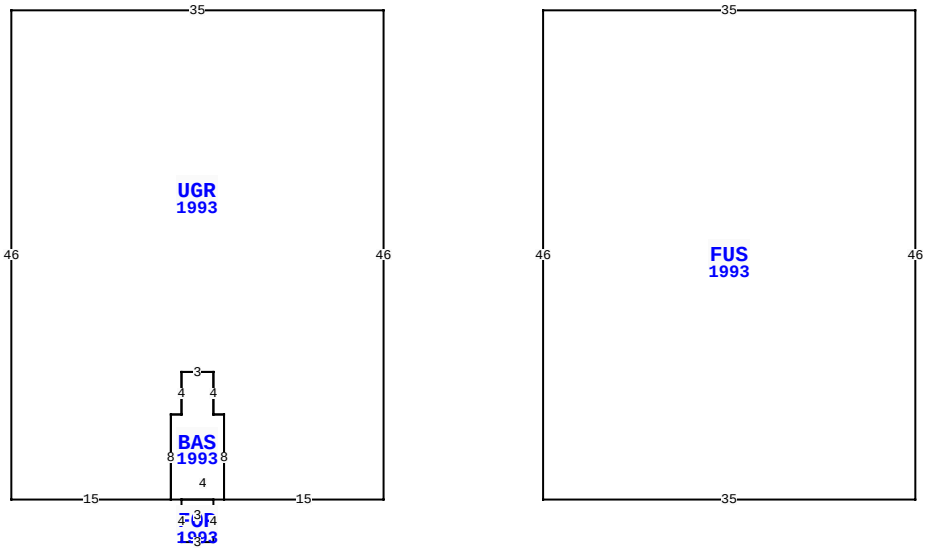
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100	52	7,000
FOP	12	30	4	539
FUS	1,610	100	1,610	216,731
UGR	1,558	45	701	94,365
TOTALS	3,232		2,367	318,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,367	108.7800	163.17	386,223	1988	1988	0	0	0	17.50	82.50

1 SFR CUST – 0% - 0 Heated Area: 1662 HX Base Yr



1740 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/24/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	318,634
TOTAL MARKET OB/XF VALUE	6,183
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,124,817
SOH/AGL Deduction	112,583
ASSESSED VALUE	1,012,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,012,234
TOTAL JUST VALUE	1,124,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,110,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061811	REMODEL	150	07/31/2006
20060894	REPAIR/RRF	3,384	04/26/2006
20053006	REPAIR/RRF	4,000	11/15/2005
20052417	REMODEL	1,000	08/09/2005
20051860	REMODEL	25,000	05/27/2005
B969613	REPAIR/RRF	1,750	02/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/1362	9/21/2020	SW	U	I	11	100
GRANTOR: CRAWFORD THOMAS W						
GRANTEE: CRAWFORD TRUST						
0887/1663	6/18/1999	WD	U	I	06	166,000
GRANTOR: CRAWFORD IRA S & GARY						
GRANTEE: CRAWFORD THOMAS W						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W35 S46 E15 BAS=[YR=1993] E1 FOP=[YR=1993] S4 E3 N4 W3 $ E4 N8 W1 N4 W3 S4 W1 S8 $ N8 E1 N4 E3 S4 E1 S8 E15 N46 $ PTR= E15 FUS=[YR=1993] E35 S46 W35 N46 $ W15 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
2	0812	CONCRETE C	0	0	0	0	1,376.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,000	
3	1243	WD DECK F	0	0	7	10	70.00	SF	8.00	8.00	100	1988	1988	3	20	112	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1988	1988	3	54.5	283	
5	1242	WD DECK A	0	0	0	0	387.00	SF	10.00	10.00	100	1988	1988	3	20	774	
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
7	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1998	1998	3	20	100	
8	0415	BEACHWALK	0	0	0	0	412.00	SF	5.75	5.75	100	1998	1998	3	20	474	

LAND DESCRIPTION

TOTAL OB/XF 6,183

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	211.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS