



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	1,499	195,405
FGR	399	55	219	28,548
FOP	20	30	6	782
FSP	128	40	51	6,648
TOTALS	2,046		1,775	231,384

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	39	16	664.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	0	0	150.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	618.00	SF	10.00	10.00	

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		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,775	124.5200	155.65	276,279	1987	1987	0	0	0 16.25	83.75

1 SNGL FAM - 100% - 2022 Heated Area: 1499 HX Base Yr 2022

Diagram labels: BAS 1993, FSP 1993, FGR 1993, FOP 1993

2009 CRESCENT RD, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/14/2024 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										231,384	
TOTAL MARKET OB/XF VALUE										23,047	
TOTAL LAND VALUE - MARKET										175,000	
TOTAL MARKET VALUE										429,431	
SOH/AGL Deduction										45,103	
ASSESSED VALUE										384,328	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										334,328	
TOTAL JUST VALUE										429,431	
NCON VALUE										18,930	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										354,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1872	861=150SF 855=640	0	02/25/2022
20052658	REPAIR/RRF	7,000	09/16/2005
BP4154	N/A	43,297	02/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/1067	6/28/2021	TD	U	I	11	401,000	
GRANTOR: MOORE RACHEL YVETTE I							
GRANTEE: BROWN THOMAS C & PE							
2459/0188	4/29/2021	WD	U	I	11	100	
GRANTOR: MOORE RACHEL Y							
GRANTEE: MOORE RACHEL YVETTE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 N2 W8 S2 W2 FSP=[YR=1993] N2 W16 S8 E16 N6\$ S6 W16 N6 W19 S42 E11 N3 E11 N1 E2 FOP=[YR=1993] S1 E5 FGR=[YR=1993] S5 E19 N21 W19 S16\$ N4 W5 S3\$ N3 E5 N12 E19 N23\$.											