BLOCK 5 LOT 2
LAKEWOOD PB 5/112-113

HANSEN JAMES C & BONCZKIEWICZ CYNTHIA AB LIVING TR
1909 CRESCENT RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0020

BUILDING CHARACTERISTICS

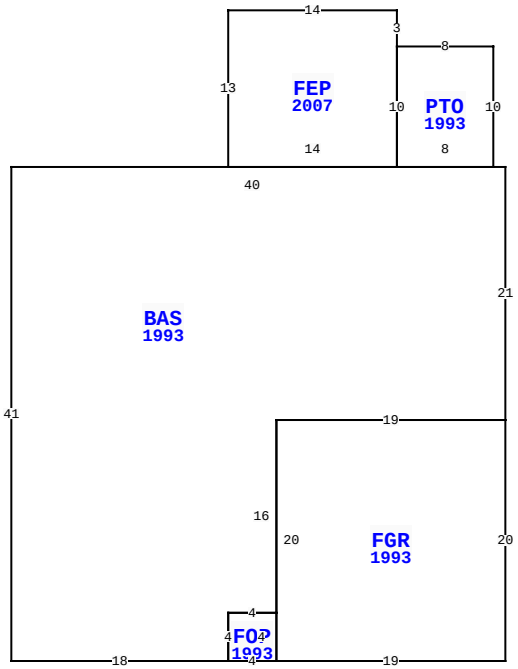
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,285	100	1,285	175,327
FEP	182	80	146	19,920
FGR	380	55	209	28,516
FOP	16	30	5	682
PTO	80	5	4	546
TOTALS	1,943		1,649	224,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	125.1030	156.38	257,871	1987	1997	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1285 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

1909 CRESCENT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,992
TOTAL MARKET OB/XF VALUE	2,296
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	402,288
SOH/AGL Deduction	86,064
ASSESSED VALUE	316,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,224
TOTAL JUST VALUE	402,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111947	HUR SHUT	1,051	10/27/2011
20111793	REPL WIND	3,000	10/06/2011
20062610	ELEC OTHER	600	11/28/2006
20062431	XFOB	6,500	11/01/2006
20062047	DEMOLITION	0	09/01/2006
20061222	REPAIR/RRF	5,250	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1317	3/18/2024	WD	Q	I	01	537,500
GRANTOR: COBIAN RANDOLPH R & J						
GRANTEE: HANSEN JAMES C & BO						
2384/0891	7/30/2020	WD	Q	I	01	316,000
GRANTOR: MICELI CHRISTINE L						
GRANTEE: COBIAN RANDOLPH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N10 W8 FEP=[YR=2007] N3 W14 S13 E14 N10$ S10 E8$ W40 S41 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N20 W19 S20$ N4 W4 S4$ N4 E4 N16 E19 N21$.

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	0811	CONCRETE B	0	0	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	52	1,687	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1987	1987	3	52	91	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 2,296

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	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS