BLOCK 5 LOT 3
LAKEWOOD PB 5/112-113

MACDONALD KEVIN DAVID
1809 CRESCENT ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0030

BUILDING CHARACTERISTICS

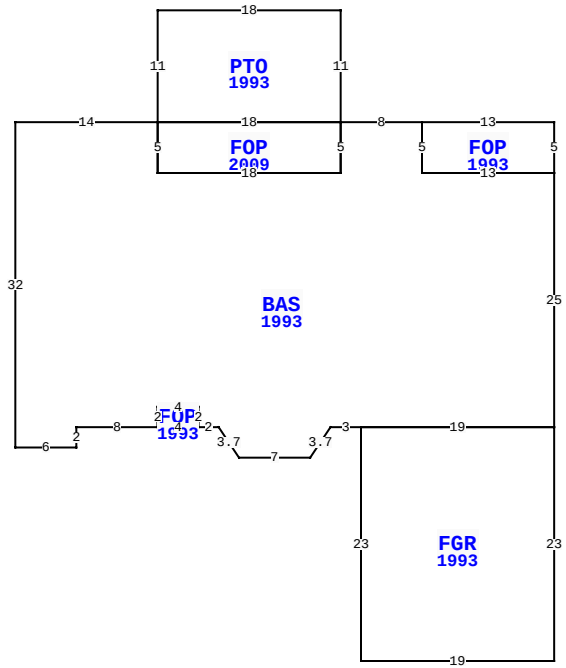
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,466	100	1,466	190,726
FGR	437	55	240	31,224
FOP	8	30	2	260
FOP	65	30	20	2,602
FOP	90	30	27	3,512
PTO	198	5	10	1,301
TOTALS	2,264		1,765	229,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	120.7800	150.98	266,480	1987	1995	0	0	0	13.83	86.17

1 SNGL FAM – 0% - 2023 Heated Area: 1466 HX Base Yr



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

1809 CRESCENT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,626
TOTAL MARKET OB/XF VALUE	2,143
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	406,769
SOH/AGL Deduction	19,948
ASSESSED VALUE	386,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,821
TOTAL JUST VALUE	406,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111776	REPAIR/RRF	5,000	10/05/2011
BP4190	N/A	38,200	03/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/198	4/04/2024	WD	Q	I	01	465,000
GRANTOR: BOGARDTS JAMES E						
GRANTEE: MACDONALD KEVIN DAV						
2577/1750	7/14/2022	FJ	U	I	11	0
GRANTOR: BOGARDTS TERESA EST						
GRANTEE: BOGARDTS JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W13 BAS=[YR=1993] W8 PTO=[YR=1993] N11 W18 S11
FOP=[YR=2009] S5 E18 N5 W18$ E18$ S5 W18 N5 W14 S32 E6N2 E8
FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E2 D3 R2 E7 R2 U3 E3
FGR=[YR=1993] S23 E19N23 W19$ E19 N25 W13 N5$ S5E13 N5$.

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	45	3	135.00	SF	6.50	6.50	100	1987	1987	3	52	456	

LAND DESCRIPTION

TOTAL OB/XF 2,143

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	0003	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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS