



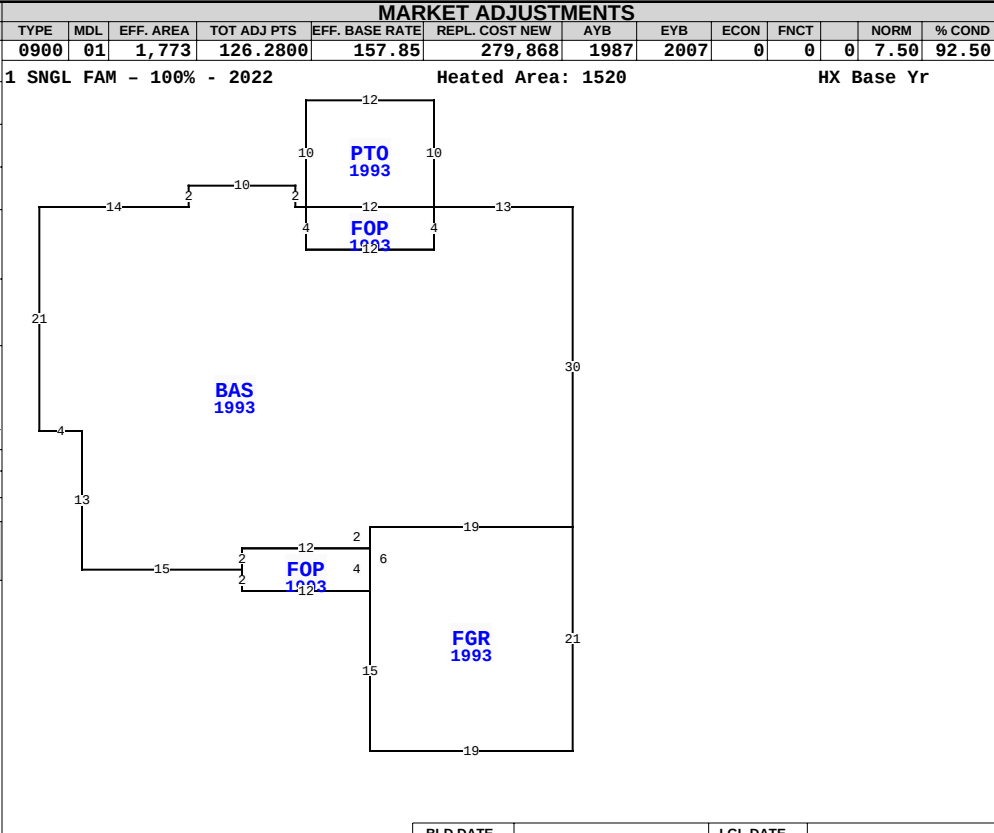
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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	1,520	100	1,520	221,937
FGR	399	55	219	31,976
FOP	48	30	14	2,044
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PTO	120	5	6	876
TOTALS	2,135		1,773	258,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	37	16	592.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT	



1810 CRESCENT RD, FERNANDINA BEACH

TOTAL OB/XF											
4,004											

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,773	126.2800	157.85	279,868	1987	2007	0	0	7.50	92.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		258,878	
TOTAL MARKET OB/XF VALUE		4,004	
TOTAL LAND VALUE - MARKET		192,500	
TOTAL MARKET VALUE		455,382	
SOH/AGL Deduction		49,120	
ASSESSED VALUE		406,262	
TOTAL EXEMPTION VALUE		13	406,262
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		455,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110104	REPAIR/RRF	3,000	01/24/2011
B041592	REPAIR/RRF	2,000	09/02/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2500/0587	9/27/2021	WD Q	I	01	
GRANTOR: PAZAKIS MICHAEL R & C					SALE PRICE
GRANTEE: LANGIN CHRISTINE C					
2318/0255	11/07/2019	WD Q	I	01	
GRANTOR: TYMON SHEILA M					347,000
GRANTEE: PAZAKIS MICHAEL R &					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W13 PTO=[YR=1993] N10 W12 S10 E12\$
FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 N4 W1 N2 W10 S2 W14 S21
E4 S13 E15 FOP=[YR=1993] S2 E12 FGR=[YR=1993] S15 E19 N21 W19
S6\$ N4 W12 S2\$ N2 E12 N2 E19 N30\$.