

BLOCK 6 LOT 2
IN OR 514/171
LAKEWOOD PB 5/112-113

FITZPATRICK ANN G
1720 CRESCENT RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0006-0020



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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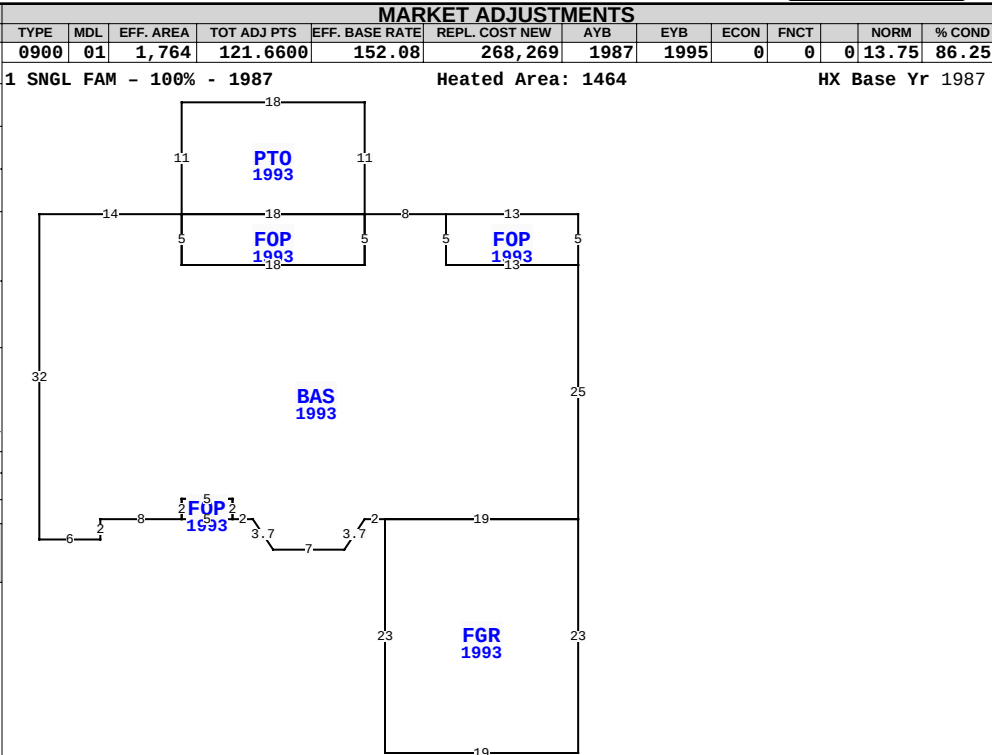
NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	192,031
FGR	437	55	240	31,480
FOP	10	30	3	393
FOP	65	30	20	2,624
FOP	90	30	27	3,541
PTO	198	5	10	1,312

TOTALS	2,264		1,764	231,382
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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	624.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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	



1720 CRESCENT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,313											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,382	
TOTAL MARKET OB/XF VALUE		4,313	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		410,695	
SOH/AGL Deduction		285,469	
ASSESSED VALUE		125,226	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		70,226	
TOTAL JUST VALUE		410,695	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090979	REPAIR/RRF	5,000	07/23/2009
B041310	REPAIR/RRF	17,000	07/20/2004
BP4042	N/A	39,000	12/18/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0514/0171	4/01/1987	WD	Q	I		74,500	
GRANTOR: ATL BUILDERS INC							
GRANTEE: FITZPATRICK JOSEPH							
0506/0474	12/22/1986	MS	U	V		42,000	
GRANTOR: SADLER DEV CO							
GRANTEE: ATL BUILDERS INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W13 BAS=[YR=1993] W8 PTO=[YR=1993] N11 W18 S11E18\$ FOP=[YR=1993] W18 S5 E18 N5\$ S5 W18 N5 W14 S32 E6 N2 E8 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S2 E2 R2 D3 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19\$E19 N25 W13 N5\$ S5 E13 N5\$.											