



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	08	SHT VINYL 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.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

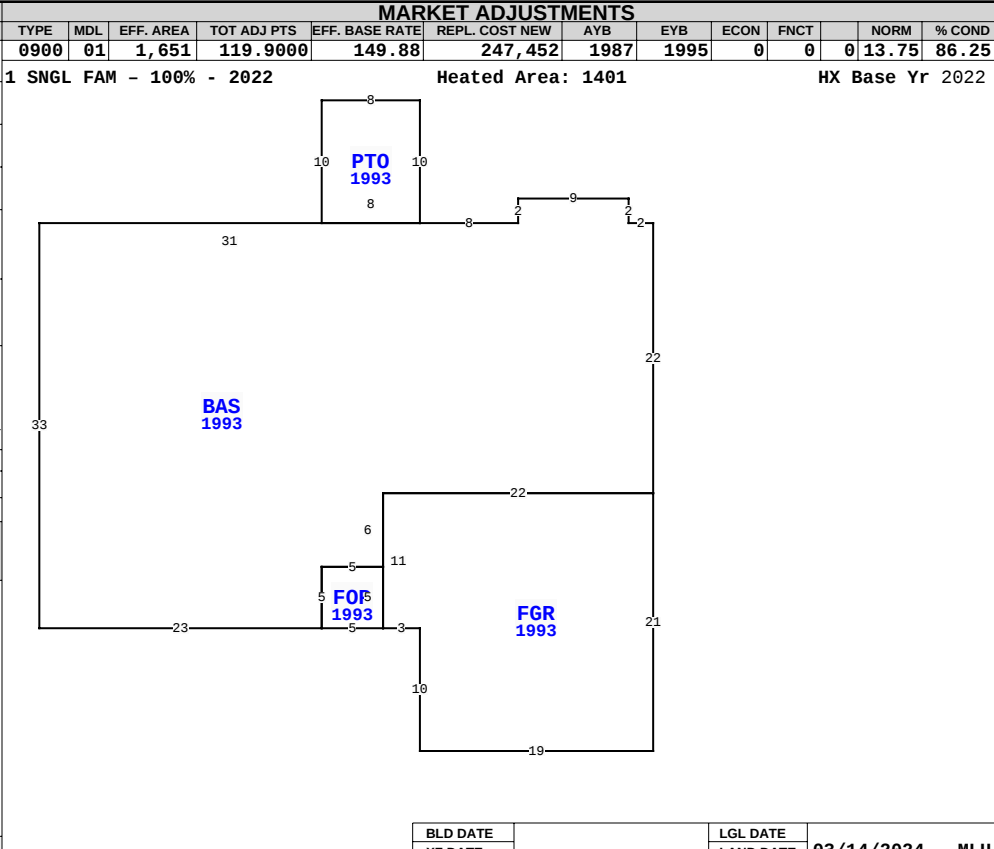
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,401	100	1,401	181,109
FGR	432	55	238	30,766
FOP	25	30	8	1,034
PTO	80	5	4	518
TOTALS	1,938		1,651	213,427

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	1987
2	0811	CONCRETE B	0	100	39	16		5.20	5.20	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



1710 CRESCENT RD, FERNANDINA BEACH											
TOTAL OB/XF 1,890											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		213,427	
TOTAL MARKET OB/XF VALUE		1,890	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		390,317	
SOH/AGL Deduction		44,337	
ASSESSED VALUE		345,980	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		295,980	
TOTAL JUST VALUE		390,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120827	REPAIR/RRF	2,000	05/11/2012
BP04108	N/A	38,400	01/05/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2462/0049	5/14/2021	QC	U	I	11
GRANTOR: LACKEY GREGORY C & HE					
GRANTEE: LACKEY GREGORY CLYD					
2316/1609	11/01/2019	WD	Q	I	01
GRANTOR: ANDERSON THOMAS H & S					
GRANTEE: LACKEY GREGORY C &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N2 W9 S2 W8 PTO=[YR=1993] N10 W8 S10 E8\$ W31 S33 E23 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N21 W22 S11\$ N5 W5 S5\$ N5 E5 N6 E22 N22\$.											