

LOT 4A  
IN OR 1252/1214  
NATURES WALK PB 5/202

CRUMRINE GEORGE BERNARD  
2793 OCEAN OAKS DRIVE NORTH  
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-004A-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 12 | CEDAR 30       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 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                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1029.00 |
|------------------|---------|

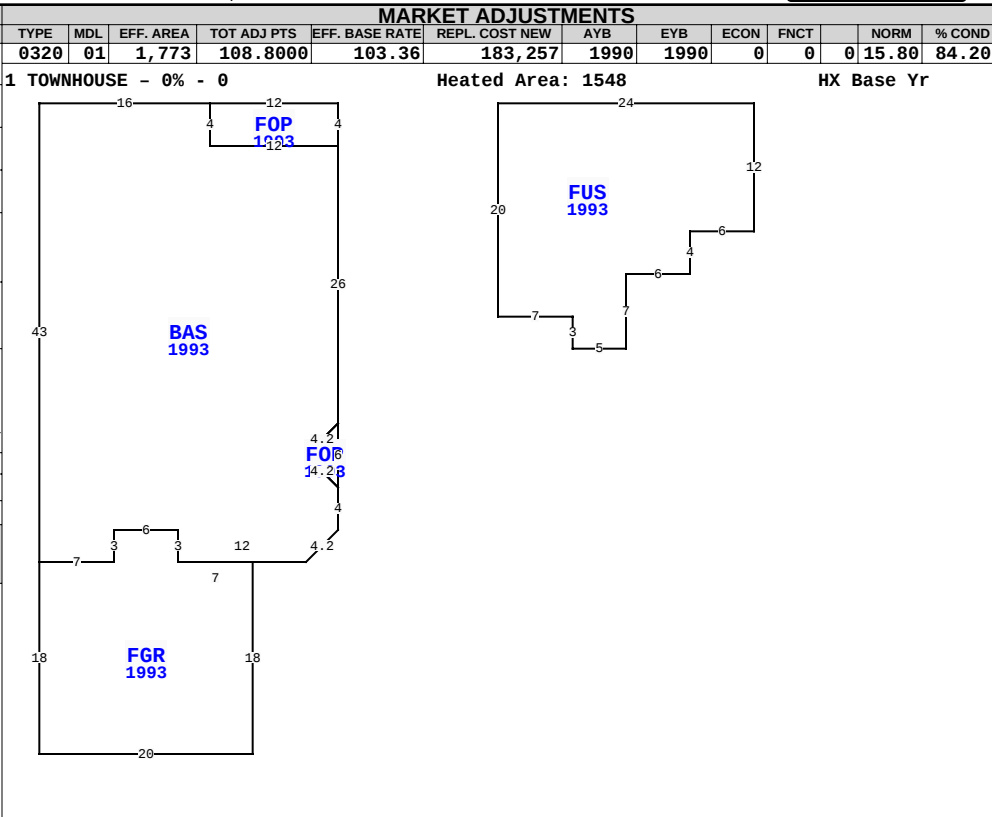
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,125            | 100         | 1,125        | 97,908               |
| FGR       | 378              | 55          | 208          | 18,102               |
| FOP       | 9                | 30          | 3            | 261                  |
| FOP       | 48               | 30          | 14           | 1,218                |
| FUS       | 423              | 100         | 423          | 36,813               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 1,983 | 1,773 | 154,302 |
|--------|-------|-------|---------|

| 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   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 947.00 | SF | 5.20     | 5.20           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 12 | 12 | 144.00 | 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                | 000100   | C   | SFR                  | 0   | 0006 | R-1      | 0.00  | 0.00  | 1.00        | UT        |       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



|                      |                     |            |     |
|----------------------|---------------------|------------|-----|
| 1008 NATURES WALK DR | A, FERNANDINA BEACH | 03/19/2024 | MLU |
|----------------------|---------------------|------------|-----|

| 1008 NATURES WALK DR |    |          |                |           |         | A, FERNANDINA BEACH |   |        | AG DATE         |       |
|----------------------|----|----------|----------------|-----------|---------|---------------------|---|--------|-----------------|-------|
| UNITS                | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL         | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1.00                 | UT | 3,500.00 | 3,500.00       | 100       | 1990    | 1990                | 3 | 68     | 2,380           |       |
| 947.00               | SF | 5.20     | 5.20           | 100       | 1990    | 1990                | 3 | 59.5   | 2,930           |       |
| 144.00               | SF | 6.50     | 6.50           | 100       | 2000    | 2000                | 3 | 79     | 739             |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |
|                      |    |          |                |           |         |                     |   |        |                 |       |

| TOTAL OB/XF |      |       |       |         |      |   |      |      |      |            | 6,049      |     |
|-------------|------|-------|-------|---------|------|---|------|------|------|------------|------------|-----|
| LOC         | LOC  | FRONT | DEPTH | TOT     | UNIT | D | DPTH | %    | TOT  | UNIT       | ADJ UNIT   | LA  |
| ZONE        | ZONE |       |       | LND UTS | TYPE | T | FACT | COND | ADJ  | PRICE      | PRICE      | VAL |
| 06          | R-1  | 0.00  | 0.00  | 1.00    | UT   |   | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 1   |
|             |      |       |       |         |      |   |      |      |      |            |            |     |
|             |      |       |       |         |      |   |      |      |      |            |            |     |
|             |      |       |       |         |      |   |      |      |      |            |            |     |
|             |      |       |       |         |      |   |      |      |      |            |            |     |
|             |      |       |       |         |      |   |      |      |      |            |            |     |
|             |      |       |       |         |      |   |      |      |      |            |            |     |

|           |                 |                 |
|-----------|-----------------|-----------------|
| Market: 0 | Agricultural: 0 | Common: 150,000 |
|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 154,302   |  |  |
| TOTAL MARKET OB/XF VALUE  | 6,049     |  |  |
| TOTAL LAND VALUE - MARKET | 150,000   |  |  |
| TOTAL MARKET VALUE        | 310,351   |  |  |
| SOH/AGL Deduction         | 26,118    |  |  |
| ASSESSED VALUE            | 284,233   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 284,233   |  |  |
| TOTAL JUST VALUE          | 310,351   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              | 0         |  |  |
| PREVIOUS YEAR MKT VALUE   | 258,394   |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20172938   | REMODEL     | 9,800 | 09/26/2017 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1252/1214                      | 8/12/2004 | QC U      | I   | 01  |        |
| GRANTOR: CRUMRINE GEORGE BERNA |           |           |     |     |        |
| GRANTEE: CRUMRINE GEORGE B     |           |           |     |     |        |
| 0684/0938                      | 7/08/1993 | QC U      | I   | 06  |        |
| GRANTOR: CRUMRINE KATHLEEN C   |           |           |     |     |        |
| GRANTEE: CRUMRINE GEORGE B     |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FOP=[YR=1993] W12 BAS=[YR=1993] W16 S43 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E12 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N26 W12 N4\$ S4 E12 N4\$ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5 N3 W7 N20\$ W15\$. |  |  |  |  |  |