LOT 5
IN OR 2518/1192
ESMT IN OR 378/787

CRAWFORD SCOTT P & AMY ALLEN
94085 PALM CIR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

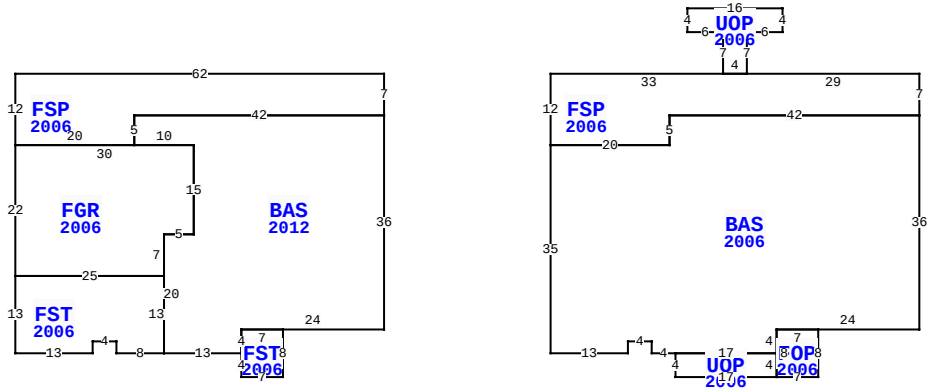
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	292,430
BAS	1,334	100	1,334	171,398
FGR	625	55	344	44,198
FOP	56	30	17	2,184
FSP	534	40	214	27,496
FSP	534	40	214	27,496
FST	56	55	31	3,983
FST	317	55	174	22,356
UOP	68	20	14	1,799
UOP	92	20	18	2,313
TOTALS	5,892		4,636	595,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,636	112.3332	140.42	650,987	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 3610 HX Base Yr 2022



94085 PALM CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		595,653
TOTAL MARKET OB/XF VALUE		43,260
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		863,913
SOH/AGL Deduction		227,345
ASSESSED VALUE		636,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		586,568
TOTAL JUST VALUE		863,913
NCON VALUE		7,323
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809651	SOLAR PANELS	28,675	01/01/2019
B1708379	SWIM POOL	30,500	09/21/2017
B1703576	NEW WINDOWS	6,900	06/01/2017
M11071	MECH OTHER	0	02/01/2006
P10765	OTHER	0	02/01/2006
E15278	ELEC OTHER	2,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1192	11/23/2021	WD	Q	I	01	800,000
GRANTOR: CALLAHAN BRIAN M & DO						
GRANTEE: CRAWFORD SCOTT P &						
2090/1387	12/09/2016	WD	Q	I	01	475,000
GRANTOR: PIERCE CHRISTOPHER S						
GRANTEE: CALLAHAN BRIAN M &						

BUILDING NOTES

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	100	0	0	2,849.00	SF	5.20	5.20	100	2006	2006	3	87	12,889	
2	0462	ST/AL FNC	0	100	293	0	1,465.00	SF	10.00	10.00	100	2012	2012	3	68	9,962	
3	0866	POOL FIBER	0	100	27	11	297.00	SF	72.00	72.00	100	2017	2017	3	78	16,680	
4	0855	CONC PAVER	0	100	76	4	304.00	SF	10.00	10.00	100	2017	2017	3	97	2,949	
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	78	780	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=28,12] S35 E13 N2 E4 S2 E4 E17 N4 E24 N36 W42 S5 W20 $
BAS=[YR=2012;ORIG=-37,47] E13 N4 E24 N36 W42 S5 E10 S15 W5 S20 $
FGR=[YR=2006;ORIG=-62,12] S22 E25 N7 E5 N15 W30 $
FSP=[YR=2006;ORIG=0,0] W62 S12 E20 N5 E42 N7 $
FSP=[YR=2006;ORIG=90,0] W29 W33 S12 E20 N5 E42 N7 $
FST=[YR=2006;ORIG=-62,34] S13 E13 N2 E4 S2 E8 N13 W25 $
UOP=[YR=2006;ORIG=61,0] N7 E6 N4 W16 S4 E6 S7 E4 $
UOP=[YR=2006;ORIG=49,47] S4 E17 N4 W17 $
FST=[YR=2006;ORIG=-24,47] S4 E7 N8 W7 S4 $
FOP=[YR=2006;ORIG=66,51] E7 N8 W7 S8 $

LAND DESCRIPTION

TOTAL OB/XF 43,260

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	000130	C	SFR WATER	100	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 02/16/2024 BY NWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS