

LOT 9 & S-1 OF LOT 10
IN OR 2574/1302
PALM BLUFF SUB PB 6/6-7

GLENN NEAL CRAWFORD & KRISTA L/
370 MAPLEWOOD DRIVE
ROSWELL, GA 30075

2024

46-3N-28-560P-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,986	100	2,986	640,847
FGR	852	55	469	100,656
FOP	444	30	133	28,544
FSP	723	40	289	62,024
FUS	1,607	100	1,607	344,889
STR	69	10	7	1,502

TOTALS 6,681 5,491 1,178,462

EXTRA FEATURES

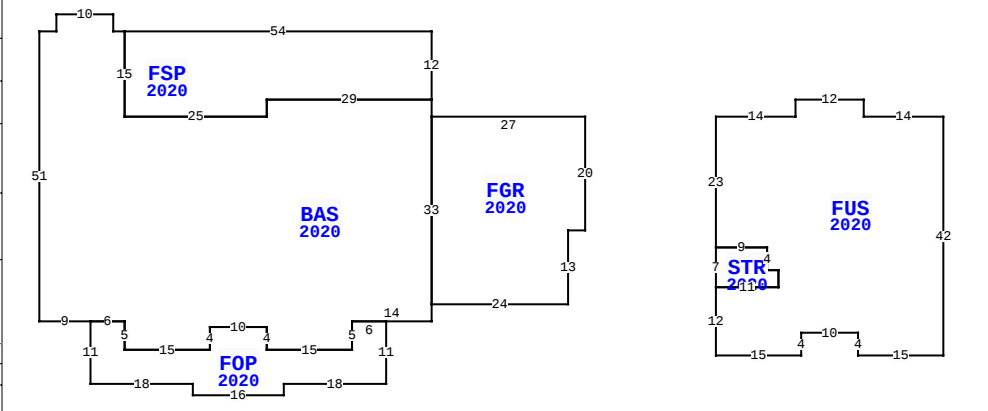
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,221.00	SF	5.20	5.20	100	2020	2020	3	99	6,286	
2	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
3	0861	POOL GUNIT	0	0	0	0	604.00	SF	85.00	85.00	100	2020	2020	3	93	47,746	
4	0855	CONC PAVER	0	0	0	0	1,195.00	SF	10.00	10.00	100	2020	2020	3	99	11,831	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	130,000.00	130,000.00	195,000							

REVIEW DATE 03/04/2021 BY NW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,491	144.7116	217.07	1,191,931	2020	2020	0	0	1.13	98.87	
1 SFR CUST - 0% - 2023 Heated Area: 4593 HX Base Yr												



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96253 PALM BLUFF DR, FERNANDINA BEACH

96253 PALM BLUFF DR, FERNANDINA BEACH													XF DATE		LAND DATE	
													INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1,221.00	SF	5.20	5.20	100	2020	2020	3	99	6,286							
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800							
604.00	SF	85.00	85.00	100	2020	2020	3	93	47,746							
1,195.00	SF	10.00	10.00	100	2020	2020	3	99	11,831							
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980							
1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980							

TOTAL OB/XF 71,623

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	130,000.00	130,000.00	195,000							

Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		1,178,462
TOTAL MARKET OB/XF VALUE		71,623
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		1,445,085
SOH/AGL Deduction		0
ASSESSED VALUE		1,445,085
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,445,085
TOTAL JUST VALUE		1,445,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,350,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905255	CO ISSUED	0	04/09/2020
B2002084	SWIM POOL	45,000	03/09/2020
19005255	NEW CONSTR	644,802	05/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1302	6/30/2022	WD	Q	I	01	1,585,000

GRANTOR: PALMER FRANK W III &
GRANTEE: GLENN NEAL CRAWFORD
2268/1833 4/16/2019 WD Q V 01 127,100
GRANTOR: ANDERSON PHALA M
GRANTEE: PALMER FRANK W III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] N3 FSP=[YR=2020] N12 W54 S15 E25 N3 E29\$ W29 S3 W25 N15 W2 N3 W10 S3 W3 S51 E9 FOP=[YR=2020] S11 E18 S2 E16 N2 E18 N11 W6 S5 W15 N4 W10 S4 W15 N5 W6\$ E6 S5 E15 N4 E10 S4 E15 N5 E14 N3 FGR=[YR=2020] E24 N13 E3 N20 W27 S33 \$ N33\$ PTR=E50 FUS=[YR=2020] S23 STR=[YR=2020] S7 E11 N3 W2 N4 W9\$ E9 S4 E2 S3 W11 S12 E15 N4 E10 S4 E15 N42 W14 N3 W12 S3 W14\$ W50 \$.

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