LOT 19
ASKINS FIVE POINTS PBK O/58

FERNANDINA BEACH VACATION RENTALS LLC
PO BOX 15993
FERNANDINA BEACH, FL 32035

2025

00-00-30-0120-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1857 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	184,785
TOTAL MARKET VALUE	184,785
SOH/AGL Deduction	15,398
ASSESSED VALUE	169,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,387
TOTAL JUST VALUE	184,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0836	7/06/2022	WD	Q	V	01	212,500
GRANTOR: CRAWFORD NOAH S &						
GRANTEE: FERNANDINA BEACH VA						
2166/1087	12/20/2017	DG	U	V	11	100
GRANTOR: CRAWFORD JOHN A & REB						
GRANTEE: CRAWFORD NOAH S ETA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0003	CI	100.00	104.00	12,319.00	SF		1.00	1.00	1.00	15.00	15.00	184,785							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 184,785 Market: 0 Agricultural: 0 Common: 184,785 PRINTED 07/30/2025 BY SYS