

PT OF LOTS 24 & 25
IN OR 2432/1313
THE RESIDENCE PB 5/149-152

CATES NATHANIEL H & ELEANOR W
8253 RESIDENCE COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0546-0024-0000



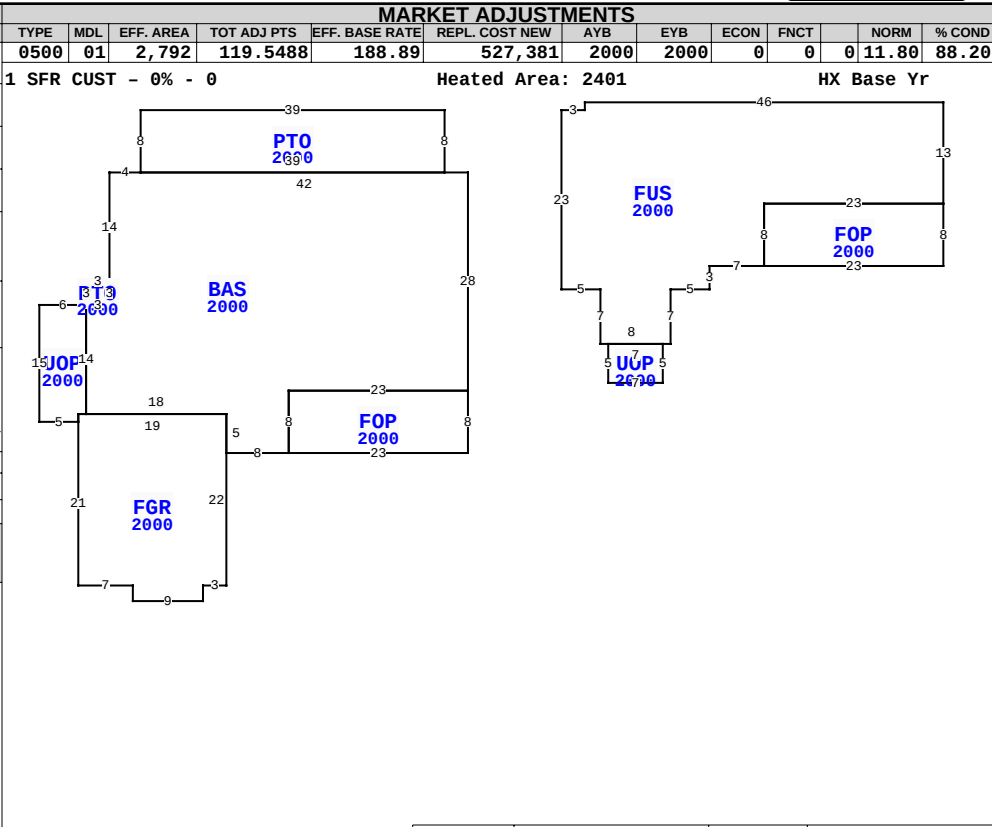
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	10 ABOVE AVG 40
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10

NEIGHBORHOOD/LOC		10003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	2000	1,439	239,739
FGR	436	55	2000	240	39,985
FOP	184	30	2000	55	9,163
FOP	184	30	2000	55	9,163
FUS	962	100	2000	962	160,270
PTO	9	5	2000	0	0
PTO	312	5	2000	16	2,665
UOP	35	20	2000	7	1,166
UOP	89	20	2000	18	2,999

TOTALS		3,650			2,792	465,150
EXTRA FEATURES						
L	OB/XF					
N	CODE	DESCRIPTION	BLD	CAP	L	W
1	0504	FP-ELECTRI	0	0	0	0
2	0812	CONCRETE C	0	0	0	0
3	0810	CONCRETE A	0	0	0	0
4	1126	CB/STC 8"	0	0	0	0
5	0858	SCULP CONC	0	0	0	0
6	0097	AWNING CN	0	0	0	0
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	



8253 RESIDENCE CT, FERNANDINA BEACH	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		465,150	
TOTAL MARKET OB/XF VALUE		9,269	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		924,419	
SOH/AGL Deduction		45,490	
ASSESSED VALUE		878,929	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		878,929	
TOTAL JUST VALUE		924,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		813,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011926	GAZEBO T-176	5,707	10/23/2024
B9906322	NEW CONSTR	111,356	08/01/1999

SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2432/1313	2/10/2021	WD	Q	I	01	762,000		
GRANTOR: CRAWFORD THOMAS J & J								
GRANTEE: CATES NATHANIEL H &								
0929/1071	4/24/2000	WD	Q	I		383,200		
GRANTOR: SUMMER BEACH DEVELOPM								
GRANTEE: CRAWFORD THOMAS J &								

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=2000] W39 S8 BAS=[YR=2000] W4 S14 PTO=[YR=2000] W3 S3 UOP=[YR=2000] W6 S15 E5 FGR=[YR=2000] S21 E7 S2 E9 N2 E3 N22 W19 S1\$ N1 E1 N14\$ E3 N3\$ S3 W3 S14 E18 S5 E8 FOP=[YR=2000] E23 N8 W23 S8\$ N8 E23 N28 W42\$ E39 N8\$ PTR=E15 FUS=[YR=2000] E3 N1 E46 S13 FOP=[YR=2000] S8 W23 N8 E23\$ W23 S8 W7 S3 W5 S7 W1 UOP=[YR=2000] S5 W7 N5 E7\$ W8 N7 W5 N23\$ W15 \$.	