PT OF CASHEN LOT 37 &
PT OF W1/2 OF ABDN ALLEY
OF LOT 37

CRAWFORD FAMILY INVESTMENTS
1613 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0037-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

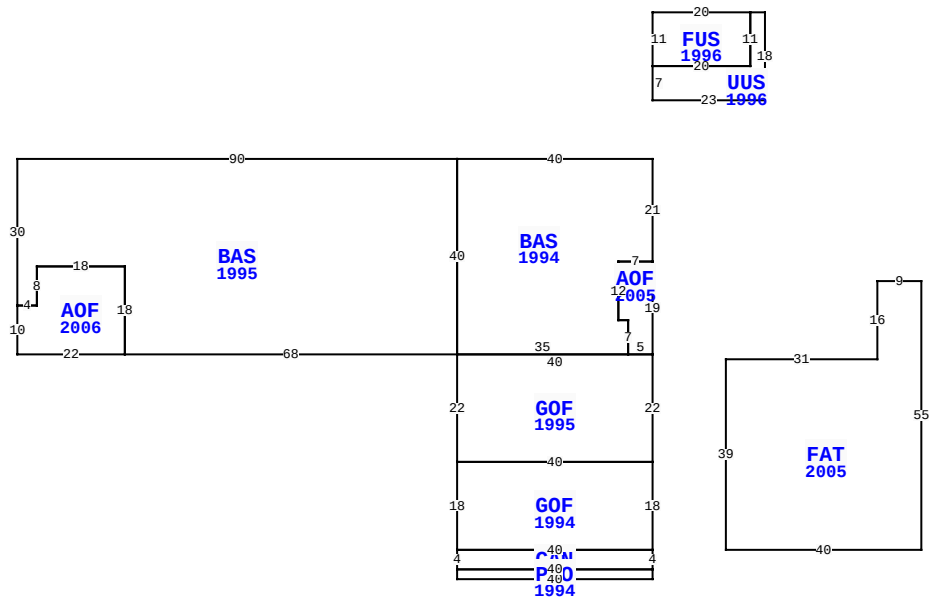
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		12 100
Frame	05	STEEL 100
Story Height		16 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	119	185	2005	220	5,562
AOF	364	185	2006	673	17,016
BAS	1,481	100	1994	1,481	37,445
BAS	3,236	100	1995	3,236	81,817
CAN	160	30	1994	48	1,214
FAT	1,704	20	2005	341	8,622
FUS	220	100	1996	220	5,562
GOF	720	210	1994	1,512	38,229
GOF	880	210	1995	1,848	46,724
PTO	80	5	1994	4	101
TOTALS	9,158			9,680	244,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	9,680	100.4890	45.97	444,990	1994	1994	0	0	0	45.00	55.00

1 STOR WAREH – 0% - 0 Heated Area: 7361 HX Base Yr



** This building has 11 Sub-Areas

1941 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,358
TOTAL MARKET OB/XF VALUE	56,861
TOTAL LAND VALUE - MARKET	531,783
TOTAL MARKET VALUE	861,002
SOH/AGL Deduction	25,462
ASSESSED VALUE	835,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	835,540
TOTAL JUST VALUE	861,002
NCON VALUE	27,614
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,478

EVENTCRAFT PRODUCTION = SUITES C/D/E/F (BAS1995/AO
MILT'S OF AMELIA INC (HEAT & AIR) = SUITES A & B (

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000978	18 X 45 OPEN CARP	26,001	01/25/2024
B9501970	REMODEL	8,640	06/01/1995
P950964	REMODEL	0	05/01/1995
B9401135	NEW CONSTR	169,900	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1926	12/21/2021	WD	Q	I	01	625,000
GRANTOR: COXCO1 LLC						
GRANTEE: CRAWFORD FAMILY INV						
2466/0501	4/23/2021	WD	U	I	11	100
GRANTOR: COX FREDRIKA V						
GRANTEE: COXCO1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-40,40] N40 W90 S30 E4 N8 E18 S18 E68 $
FAT=[YR=2005;ORIG=15,41] E31 N16 E9 S55 W40 N39 $
BAS=[YR=1994;ORIG=0,0] W40 S40 E35 N7 W2 N12 E7 N21 $
GOF=[YR=1995;ORIG=-40,40] S22 E40 N22 W40 $
GOF=[YR=1994;ORIG=-40,62] S18 E40 N18 W40 $
AOF=[YR=2006;ORIG=-130,30] S10 E22 N18 W18 S8 W4 $
FUS=[YR=1996;ORIG=0,-30] E20 S11 W20 N11 $
UUS=[YR=1996;ORIG=20,-30] E3 S18 W23 N7 E20 N11 $
CAN=[YR=1994;ORIG=-40,80] S4 E40 N4 W40 $
AOF=[YR=2005;ORIG=0,40] N19 W7 S12 E2 S7 E5 $
PTO=[YR=1994;ORIG=-40,84] S2 E40 N2 W40 $
PTR=[ORIG=0,0] N30 S30 $

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	0812	CONCRETE C	0	0	0	0	20,599.00	SF	4.00	4.00	100	1994	1994	3	66	54,381	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1997	1997	3	39	137	
4	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1997	1997	3	39	585	
5	0968	STAIRS	0	0	8	4	32.00	SF	3.50	3.50	100	1995	1995	3	100	112	
6	0443	STK FNC 6'	0	0	0	0	550.00	LF	10.00	10.00	100	1997	1997	3	20	1,100	
7	1242	WD DECK A	0	0	0	0	84.00	SF	12.50	12.50	100	1995	1995	3	20	210	
8	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	1995	1995	3	100	168	
9	0968	STAIRS	0	0	12	4	48.00	SF	3.50	3.50	100	2005	2005	3	100	168	

LAND DESCRIPTION

TOTAL OB/XF 56,861

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	004800	C	WAREHOUSE	0	0006	CI	202.00	293.00	59,087.00	SF		1.00	1.00	1.00	9.00	9.00	531,783							

REVIEW DATE 10/18/2024 BY KW Total Acres: 1.42 Total Land Value: 531,783 Market: 0 Agricultural: 0 Common: 531,783 PRINTED 07/30/2025 BY SYS

PT OF CASHEN LOT 37 &
PT OF W1/2 OF ABDN ALLEY
OF LOT 37

CRAWFORD FAMILY INVESTMENTS
1613 LAKE PARK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0037-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

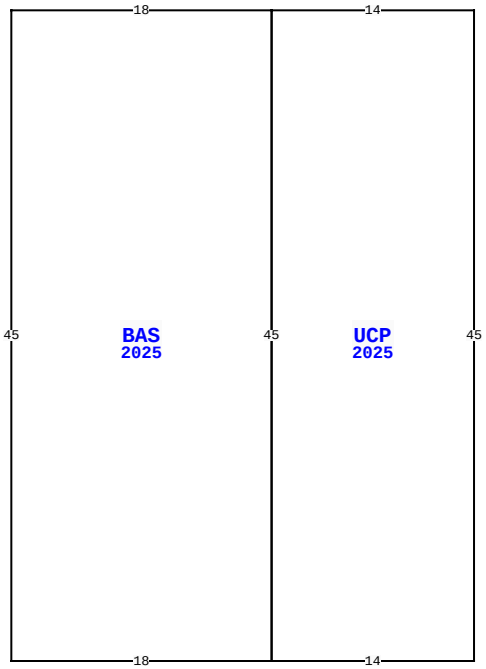
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2025	810	23,897
UCP	630	20	2025	126	3,717
TOTALS	1,440			936	27,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	936	63.0630	29.80	27,893	2024	2024	0	0	0	1.00	99.00

2 GARAGE – 0% - 2025 Heated Area: 810 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 DC
INC DATE		AG DATE	

1941 ISLAND WALK WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,358
TOTAL MARKET OB/XF VALUE	56,861
TOTAL LAND VALUE - MARKET	531,783
TOTAL MARKET VALUE	861,002
SOH/AGL Deduction	25,462
ASSESSED VALUE	835,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	835,540
TOTAL JUST VALUE	861,002
NCON VALUE	27,614
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	734,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1926	12/21/2021	WD	Q	I	01	625,000
GRANTOR: COXCO1 LLC						
GRANTEE: CRAWFORD FAMILY INV						
2466/0501	4/23/2021	WD	U	I	11	100
GRANTOR: COX FREDRIKA V						
GRANTEE: COXCO1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E18 S45 W18 N45 $
UCP=[YR=2025;ORIG=68,10] E14 S45 W14 N45 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/18/2024 BY KW Total Acres: 1.42 Total Land Value: 531,783 Market: 0 Agricultural: 0 Common: 531,783 PRINTED 07/30/2025 BY SYS