

BLOCK 8A N1/2 OF LOT 7
IN OR 2394/1362
INTERLACHEN-BY-THE-SEA-REPLAT

CRAWFORD TRUST/CRAWFORD THOMAS W TRUSTEE
3607 LAKE RIDGE COURT
GAINESVILLE, GA 30506

2025

00-00-31-1401-008A-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100	1993	52	7,328
FOP	12	30	1993	4	563
FUS	1,610	100	1993	1,610	226,903
UGR	1,558	45	1993	701	98,794

TOTALS	3,232			2,367	333,589
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,376.00	SF	4.00
3	1243	WD DECK F	0	0	7	10	70.00	SF	8.00
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50
5	1242	WD DECK A	0	0	0	0	387.00	SF	10.00
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00
7	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
8	0415	BEACHWALK	0	0	0	0	412.00	SF	5.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-1	50.00	211.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,367	108.7800	171.87	406,816	1988	1988	0	0	18.00	82.00
1 SFR CUST - 0% - 0 Heated Area: 1662 HX Base Yr											
UGR 1993 FUS 1993 BAS 1993											
1740 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 03/24/2014 KK LGL DATE 04/24/2025 MLU											

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0812	CONCRETE C	0	0	0	0	1,376.00	SF	4.00	4.00	100	1988	1988	3	52	2,862	
3	1243	WD DECK F	0	0	7	10	70.00	SF	8.00	8.00	100	1988	1988	3	20	112	
4	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	1988	1988	3	52	270	
5	1242	WD DECK A	0	0	0	0	387.00	SF	10.00	10.00	100	1988	1988	3	20	774	
6	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
7	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1998	1998	3	20	100	
8	0415	BEACHWALK	0	0	0	0	412.00	SF	5.75	5.75	100	1998	1998	3	20	474	

TOTAL OB/XF									
5,992									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					333,589				
TOTAL MARKET OB/XF VALUE					5,992				
TOTAL LAND VALUE - MARKET					1,187,500				
TOTAL MARKET VALUE					1,527,081				
SOH/AGL Deduction					413,624				
ASSESSED VALUE					1,113,457				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,113,457				
TOTAL JUST VALUE					1,527,081				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,124,817				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061811	REMODEL	150	07/31/2006
20060894	REPAIR/RRF	3,384	04/26/2006
20053006	REPAIR/RRF	4,000	11/15/2005
20052417	REMODEL	1,000	08/09/2005
20051860	REMODEL	25,000	05/27/2005
B969613	REPAIR/RRF	1,750	02/16/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2394/1362	9/21/2020	SW	U	I	11	100			
GRANTOR: CRAWFORD THOMAS W									
GRANTEE: CRAWFORD TRUST									
0887/1663	6/18/1999	WD	Q	I	06	166,000			
GRANTOR: CRAWFORD IRA S & GARY									
GRANTEE: CRAWFORD THOMAS W									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W35 S46 E15 BAS=[YR=1993] E1 FOP=[YR=1993] S4 E3 N4 W3 \$ E4 N8 W1 N4 W3 S4 W1 S8 \$ N8 E1 N4 E3 S4 E1 S8 E15 N46 \$ PTR= E15 FUS=[YR=1993] E35 S46 W35 N46 \$ W15 \$.									