

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,775	130.1800	171.84	305,016	1987	1987	0	0	16.50	83.50

1 SNGL FAM - 100% - 2022 Heated Area: 1499 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			254,688
TOTAL MARKET OB/XF VALUE			22,629
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			457,317
SOH/AGL Deduction			61,843
ASSESSED VALUE			395,474
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			344,752
TOTAL JUST VALUE			457,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,431

Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		1046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	1993	1,499	215,086
FGR	399	55	1993	219	31,424
FOP	20	30	1993	6	861
FSP	128	40	1993	51	7,318
TOTALS	2,046			1,775	254,688

2009 CRESCENT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1872	861=150SF 855=640	0	02/25/2022
20052658	REPAIR/RRF	7,000	09/16/2005
BP4154	N/A	43,297	02/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/1849	4/02/2025	WD Q	Q	I	01	685,000
GRANTOR: BROWN THOMAS C & PEGG						
GRANTEE: MADDOX DAVID & ANIT						
2475/1067	6/28/2021	TD U	I	11		401,000
GRANTOR: MOORE RACHEL YVETTE I						
GRANTEE: BROWN THOMAS C & PE						

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	100	39	16			5.20	100	1987	1987	3	49.5	1,709	
2	0810	CONCRETE A	0	100	15	3			6.50	100	1987	1987	3	49.5	145	
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1987	1987	3	60	2,100	
4	0861	POOL GUNIT	0	100	0	0			85.00	100	2024	2023		98	12,495	
5	0855	CONC PAVER	0	100	0	0			10.00	100	2024	2023		100	6,180	

BUILDING NOTES									
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BUILDING DIMENSIONS
 BAS=[YR=1993] W3 N2 W8 S2 W2 FSP=[YR=1993] N2 W16 S8 E16 N6\$
 S6 W16 N6 W19 S42 E11 N3 E11 N1 E2 FOP=[YR=1993] S1 E5
 FGR=[YR=1993] S5 E19 N21 W19 S16\$ N4 W5 S3\$ N3 E5 N12 E19
 N23\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							