

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 Floor	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	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,609	127.8570	168.77	271,551	1987	1987	0	0	16.50	83.50		
1 SNGL FAM - 0% - 0 Heated Area: 1285 HX Base Yr													

TOTALS	1,957		1,609	226,745									
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NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1993	1,285	181,086
FGR	380	55	1993	209	29,453
FOP	16	30	1993	5	705
FSP	276	40	2007	110	15,502
TOTALS					

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	0	36	16	656.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,689	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1987	1987	3	49.5	87	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	19.50	19.50	100	2007	2007	3	27	632	
TOTAL OB/XF 2,408																	

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
1729 CRESCENT RD, FERNANDINA BEACH																	

LAND DESCRIPTION																								
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

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	
REVIEW DATE 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		226,745	
TOTAL MARKET OB/XF VALUE		2,408	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		409,153	
SOH/AGL Deduction		80,685	
ASSESSED VALUE		328,468	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,468	
TOTAL JUST VALUE		409,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060915	REPAIR/RRF	4,995	04/28/2006
BP4104	N/A	37,000	01/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/316	7/11/2023	QC	U	I	11	100
GRANTOR: LINTHICUM JAY						
GRANTEE: CAPRETON TRUST						
2653/801	7/11/2023	QC	U	I	11	112,300
GRANTOR: LINTHICUM JAY						
GRANTEE: CAPRETON TRUST						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2007] W23 S12 BAS=[YR=1993] W18 S41 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N20 W19S20\$ N4 W4 S4\$ N4 E4 N16 E19 N21 W23\$ E23 N12\$.	