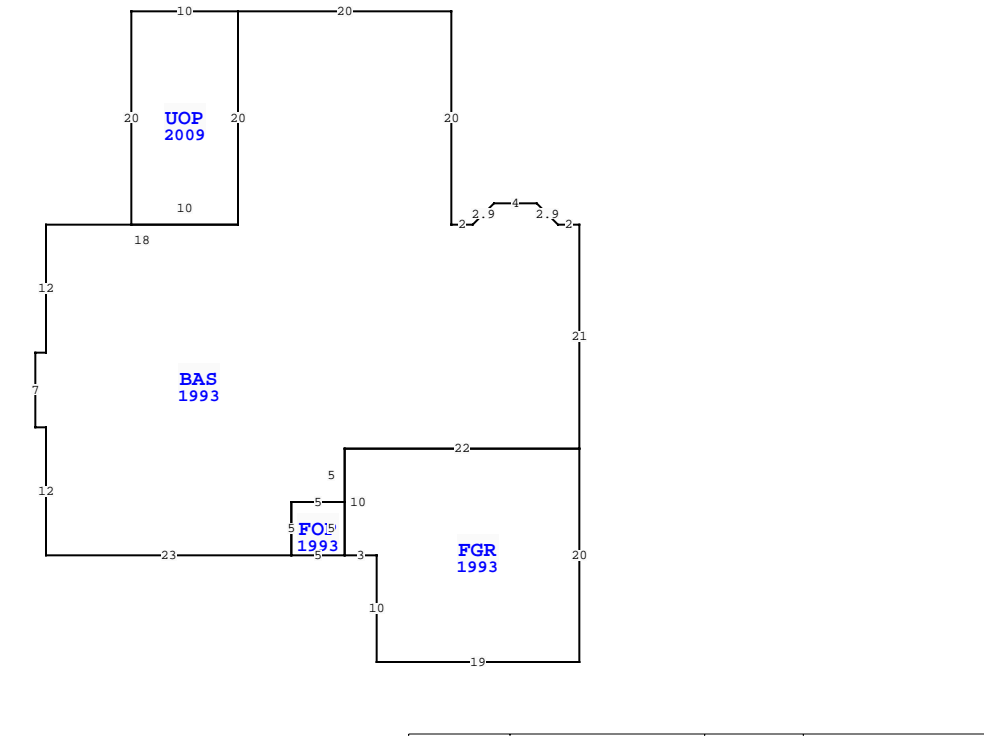


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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	1,998	121.4906	160.37	320,419	1987	1987	0	0	16.50	83.50	



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	1,724	100	1993	1,724	230,859
FGR	410	55	1993	226	30,264
FOP	25	30	1993	8	1,071
UOP	200	20	2009	40	5,357
TOTALS	2,359			1,998	267,550

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			267,550
TOTAL MARKET OB/XF VALUE			5,203
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			452,753
SOH/AGL Deduction			0
ASSESSED VALUE			452,753
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			452,753
TOTAL JUST VALUE			452,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101116	H/AC	3,000	07/08/2010
20100009	REPAIR/RRF	6,000	01/05/2010
6366B	ADDITION	4,000	02/13/1991
BP4155	N/A	36,540	02/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1277	7/23/2024	WD Q	Q	I	01	480,000

GRANTOR: TAYLOR WILLIAM L & JA
GRANTEE: HICKEY WILLIAM J IV
0588/0315 1/16/1990 WD Q I 72,500
GRANTOR: LAMONT WAYNE R
GRANTEE: TAYLOR WM & JAYNE

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	0	38	16	608.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,565	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1987	1987	3	49.5	203	
3	0810	CONCRETE A	0	0	0	0	216.00	SF	6.50	6.50	100	1989	1989	3	54.5	765	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1989	1989	3	20	480	
5	0825	BRICK	0	0	0	0	120.00	SF	12.50	12.50	100	1991	1991	3	86	1,290	
6	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2000	2000	3	77	571	
7	0820	WOOD WALK	0	0	14	5	70.00	SF	11.75	11.75	100	2000	2000	3	40	329	

BUILDING NOTES		
1719 CRESCENT RD, FERNANDINA BEACH		

BUILDING DIMENSIONS		
BAS=[YR=1993] W2 U2 L2 W4 D2 L2 W2 N20 W20 UOP=[YR=2009] W10 S20 E10 N20\$ S20 W18 S12 W1 S7 E1 S12 E23 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N20 W22 S10\$ N5 W5 S5\$ N5 E5 N5 E22 N21\$.		

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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							