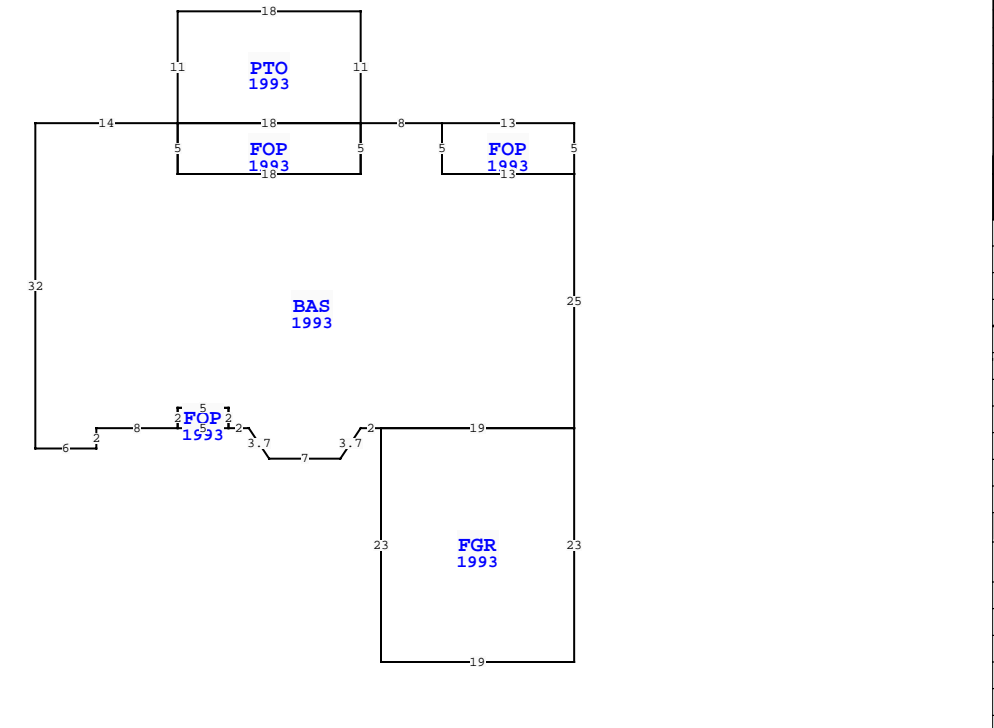


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,764	127.1900	167.89	296,158	1987	1995	0	0	14.25	85.75



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	210,766
FGR	437	55	1993	240	34,552
FOP	10	30	1993	3	432
FOP	65	30	1993	20	2,879
FOP	90	30	1993	27	3,887
PTO	198	5	1993	10	1,440
<b>TOTALS</b>	<b>2,264</b>			<b>1,764</b>	<b>253,955</b>

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	5.20	100	1987	1987	3	49.5	1,606	
2	0810	CONCRETE A	0	100	45	3	SF	6.50	6.50	100	1987	1987	3	49.5	434	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

EXTRA FEATURES											
1720 CRESCENT RD, FERNANDINA BEACH											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									
		05/01/2025									
		MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	253,955		
TOTAL MARKET OB/XF VALUE	4,140		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	438,095		
SOH/AGL Deduction	309,237		
ASSESSED VALUE	128,858		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	73,136		
TOTAL JUST VALUE	438,095		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	410,695		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090979	REPAIR/RRF	5,000	07/23/2009
B041310	REPAIR/RRF	17,000	07/20/2004
BP4042	N/A	39,000	12/18/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0514/0171	4/01/1987	WD	Q	I		74,500
GRANTOR: ATL BUILDERS INC						
GRANTEE: FITZPATRICK JOSEPH						
0506/0474	12/22/1986	MS	U	V		42,000
GRANTOR: SADLER DEV CO						
GRANTEE: ATL BUILDERS INC						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=1993] W13 BAS=[YR=1993] W8 PTO=[YR=1993] N11 W18 S11E18\$ FOP=[YR=1993] W18 S5 E18 N5\$ S5 W18 N5 W14 S32 E6 N2 E8 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S2 E2 R2 D3 E7 U3 R2 E2 PGR=[YR=1993] S23 E19 N23 W19\$E19 N25 W13 N5\$ S5 E13 N5\$.											

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							