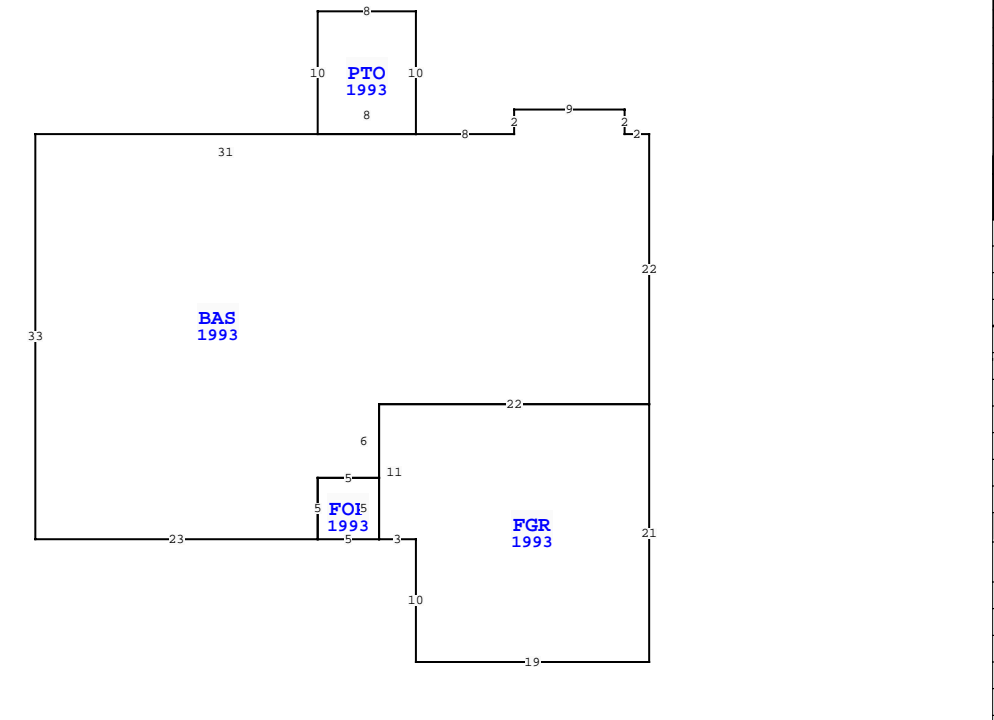


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,651	131.1000	173.05	285,706	1987	2010	0	0	6.50	93.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,135
TOTAL MARKET OB/XF VALUE		1,799
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		448,934
SOH/AGL Deduction		0
ASSESSED VALUE		448,934
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		393,212
TOTAL JUST VALUE		448,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,317



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	1,401	100	1993	1,401	226,684
FGR	432	55	1993	238	38,509
FOP	25	30	1993	8	1,294
PTO	80	5	1993	4	647
TOTALS	1,938			1,651	267,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120827	REPAIR/RRF	2,000	05/11/2012
BP04108	N/A	38,400	01/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/170	9/19/2024	WD	Q	I	01	576,000
GRANTOR: LACKEY GREGORY CLYDE						
GRANTEE: THIEDE PETER PHILLI						
2462/0049	5/14/2021	QC	U	I	11	100
GRANTOR: LACKEY GREGORY C & HE						
GRANTEE: LACKEY GREGORY CLYD						

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	0810	CONCRETE A	0	100	20	3			6.50	100	1987	1987	3	49.5	193	
2	0811	CONCRETE B	0	100	39	16			5.20	100	1987	1987	3	49.5	1,606	

TOTAL OB/XF											
1710 CRESCENT RD, FERNANDINA BEACH											
1,799											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N2 W9 S2 W8 PTO=[YR=1993] N10 W8 S10 E8\$ W31 S33 E23 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N21 W22 S11\$ N5 W5 S5\$ N5 E5 N6 E22 N22\$.											

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							