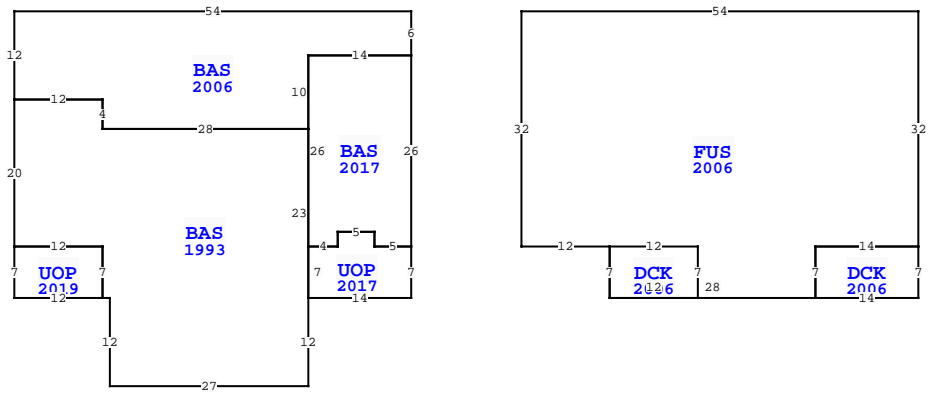


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2020									
			Heated Area: 4162			HX Base Yr 2020						



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	279,319
BAS	676	100	2006	676	156,308
BAS	354	100	2017	354	81,853
DCK	84	10	2006	8	1,850
DCK	98	10	2006	10	2,312
FUS	1,924	100	2006	1,924	444,876
UOP	108	20	2017	22	5,087
UOP	84	20	2019	17	3,931
TOTALS	4,536			4,219	975,536

1775 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

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
2	0855	CONC PAVER	0	100	0	0	920.00	SF	10.00	10.00	100	2019	2019	3	97	8,924	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1957	1957	3	20	400	
4	0855	CONC PAVER	0	100	24	10	1,080.00	SF	10.00	10.00	100	2016	2016	3	95	10,260	
5	1126	CB/STC 8"	0	100	0	0	567.00	SF	8.00	8.00	100	2019	2019	3	97	4,400	
6	0855	CONC PAVER	0	100	0	0	894.00	SF	10.00	10.00	100	2019	2019	3	97	8,672	
7	0855	CONC PAVER	0	100	8	8	64.00	SF	50.00	50.00	100	2019	2019	3	97	3,104	
8	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	2006	2006	3	86	5,031	
9	0855	CONC PAVER	0	100	0	0	475.00	SF	10.00	10.00	100	2006	2006	3	86	4,085	
10	1134	LANDSCP BL	0	100	0	0	216.00	SF	3.00	3.00	100	2006	2006	3	96	622	
11	0855	CONC PAVER	0	100	0	0	490.00	SF	10.00	10.00	100	2006	2006	3	86	4,214	

LAND DESCRIPTION TOTAL OB/XF 49,712

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	75.00	250.00	75.00	FF		1.00	1.00	1.70	7,500.00	12,750.00	956,250							

NASSAU COUNTY PROPERTY			PAGE 1 of 3	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			1,045,165	
TOTAL MARKET OB/XF VALUE			125,859	
TOTAL LAND VALUE - MARKET			956,250	
TOTAL MARKET VALUE			2,127,274	
SOH/AGL Deduction			760,858	
ASSESSED VALUE			1,366,416	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			1,315,694	
TOTAL JUST VALUE			2,127,274	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,942,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183549	REMODEL	85,000	10/16/2018
20163302	REMODEL	175,000	12/05/2016
20151164	SWIM POOL	35,000	05/21/2015
20051378	H/AC	8,000	03/09/2005
20042324	ELEC OTHER	3,000	12/10/2004
20042301	REMODEL	6,000	12/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0236	11/07/2014	TD	Q	I	01	825,000
GRANTOR: GANNAWAY RUSSELL L & GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	Q	I	01	100
GRANTOR: GANNAWAY RUSSELL L & GRANTEE: GANNAWAY RUSSELL L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W54 S12 BAS=[YR=1993] S20 UOP=[YR=2019] S7 E12 N7 W12 E12 S7 E1 S12 E27 N12 UOP=[YR=2017] E14 N7 BAS=[YR=2017] N26 W14 S26 E4N2 E5 S2 E5\$ W5 N2 W5 S2 W4 S7\$ N23 W28 N4 W12 \$ E12 S4 E28 N10 E14 N6 \$ PTR= E15 FUS=[YR=2006] E54 S32 DCK=[YR=2006] S7 W14 N7 E14\$ W14 S7 W28 DCK=[YR=2006] E12 N7W12 S7\$ N7 W12 N32 \$W15 \$.	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	500	100	2016
TOTAL ADJ AREA	500	SUBAREA MARKET VALUE	
		39,699	
TOTALS	500	500	39,699

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	ACCESORY U	-	100%	-	2020							
Heated Area: 500					HX Base Yr 2020							
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 05/07/2025 MLU INC DATE: _____ AG DATE: _____												

NASSAU COUNTY PROPERTY		PAGE 2 of 3	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,045,165		
TOTAL MARKET OB/XF VALUE	125,859		
TOTAL LAND VALUE - MARKET	956,250		
TOTAL MARKET VALUE	2,127,274		
SOH/AGL Deduction	760,858		
ASSESSED VALUE	1,366,416		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,315,694		
TOTAL JUST VALUE	2,127,274		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,942,267		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042109	REMODEL	135,000	11/10/2004
20032986	REPAIR/RRF	4,000	04/22/2003
20020386	H/AC	3,000	03/06/2002
4159	REPAIR/RRF	6,000	02/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0236	11/07/2014	TD	Q	I	01	825,000
GRANTOR: GANNAWAY RUSSELL L & GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	Q	I	01	100
GRANTOR: GANNAWAY RUSSELL L & GRANTEE: GANNAWAY RUSSELL L						

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
12	1134	LANDSCP BL	0	100	65	1	65.00	SF	3.00	3.00	100	2006	2006	3	96	187	
13	0855	CONC PAVER	0	100	60	3	149.00	SF	10.00	10.00	100	2006	2006	3	86	1,281	
14	1134	LANDSCP BL	0	100	97	3	291.00	SF	3.00	3.00	100	2009	2009	3	97	847	
15	0462	ST/AL FNC	0	100	0	0	1,808.00	SF	10.00	10.00	100	2016	2016	3	78	14,102	
16	1076	TRELLIS A	0	100	20	11	220.00	SF	7.50	7.50	100	2016	2016	3	78	1,287	
17	1076	TRELLIS A	0	100	16	12	192.00	SF	7.50	7.50	100	2016	2016	3	78	1,123	
18	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	100	2016	2016	3	95	2,736	
19	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2016	2016	3	95	9,025	
20	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	
21	1126	CB/STC 8"	0	100	0	0	384.00	SF	8.00	8.00	100	2016	2016	3	95	2,918	
TOTALS													500	500	39,699		

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1775 S FLETCHER AVE, FERNANDINA BEACH																									
TOTAL OB/XF: 34,906																									

BUILDING NOTES												
BAS=[YR=2016] W25 S20 E25 N20\$.												

BUILDING DIMENSIONS												
BAS=[YR=2016] W25 S20 E25 N20\$.												

LOT 61 & PT SEC 20-3N-29E
IN OR 1954/236 & OR 1956/1545
MIRAMAR BEACH PB 2/61

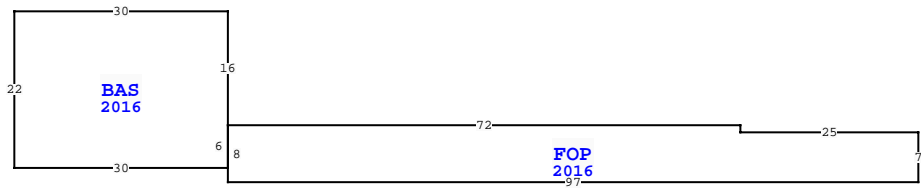
CRAWFORD RALPH D & REBECCA SUSAN
1775 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0061-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Air Condition	99 N/A 100
Heating Type	N/A 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
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		
3													
GARAGE RES - 100% - 2020 Heated Area: 660 HX Base Yr 2020													



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2016	660	22,321
FOP	751	30	2016	225	7,609
TOTALS	1,411			885	29,930

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
22	0810	CONCRETE A	0	100	0	1,332.00	SF	3.25	3.25	100	2016	2016	3	95	4,113	
23	0861	POOL GUNIT	0	100	0	560.00	SF	85.00	85.00	100	2016	2016	3	78	37,128	

1775 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,045,165		
TOTAL MARKET OB/XF VALUE	125,859		
TOTAL LAND VALUE - MARKET	956,250		
TOTAL MARKET VALUE	2,127,274		
SOH/AGL Deduction	760,858		
ASSESSED VALUE	1,366,416		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	1,315,694		
TOTAL JUST VALUE	2,127,274		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,942,267		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1954/0236	11/07/2014	TD	Q / I	01	825,000	
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: CRAWFORD RALPH DONA						
1409/0494	5/03/2006	WD	Q / I	01	100	
GRANTOR: GANNAWAY RUSSELL L &						
GRANTEE: GANNAWAY RUSSELL L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] E30 S16 FOP=[YR=2016] E72 S1 E25 S7 W97 N8 S6 W30 N22 S.	

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