LOT 4A
IN OR 1252/1214
NATURES WALK PB 5/202

CRUMRINE GEORGE BERNARD
4671 GENOA DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-004A-0000

BUILDING CHARACTERISTICS

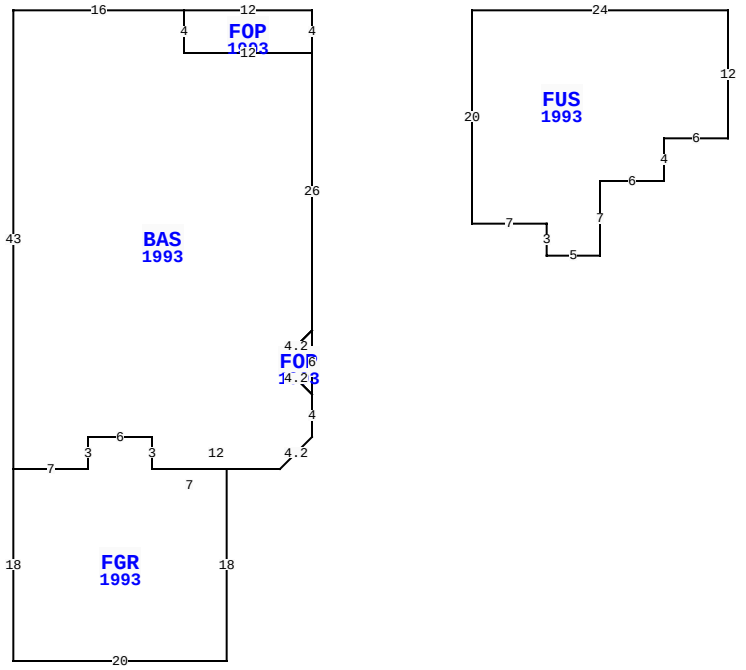
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	102,657
FGR	378	55	1993	208	18,980
FOP	9	30	1993	3	273
FOP	48	30	1993	14	1,277
FUS	423	100	1993	423	38,599
TOTALS	1,983			1,773	161,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,773	108.8000	108.80	192,902	1990	1990	0	0	0	16.13	83.87

1 TOWNHOUSE – 0% - 0 Heated Area: 1548 HX Base Yr



1008 NATURES WALK DR A, FERNANDINA BEACH

BLD DATE		LGL DATE	03/19/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,787
TOTAL MARKET OB/XF VALUE	5,838
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	317,625
SOH/AGL Deduction	4,969
ASSESSED VALUE	312,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,656
TOTAL JUST VALUE	317,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172938	REMODEL	9,800	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/1214	8/12/2004	QC	Q	I	01	160,000
GRANTOR: CRUMRINE GEORGE BERNA						
GRANTEE: CRUMRINE GEORGE B						
0684/0938	7/08/1993	QC	Q	I	06	100
GRANTOR: CRUMRINE KATHLEEN C						
GRANTEE: CRUMRINE GEORGE B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S43 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E12 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26 W12 N4$ S4 E12 N4$ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5 N3 W7 N20$ W15$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	1990	1990	3	57	2,807	
3	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2000	2000	3	77	721	

LAND DESCRIPTION

TOTAL OB/XF 5,838

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS