BLOCK 22 LOTS 17 THRU 21
IN OR 1998/770
SEAVIEW SUB PB 1/7

TIENSCH HEIKE ANGELA
1527 CRYSTAL HILLS DR
HOUSTON, TX 77077

2025

00-00-31-1680-0022-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KISSIMEE AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	150,000
SOH/AGL Deduction	50,792
ASSESSED VALUE	99,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,208
TOTAL JUST VALUE	150,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0770	6/25/2015	TD	U	V	11	100
GRANTOR: TIENSCH FAMILY LIVING						
GRANTEE: TIENSCH HEIKE ANGEL						
0833/1584	5/13/1998	WD	Q	V	06	100
GRANTOR: TIENSCH RICHARD & RIT						
GRANTEE: TIENSCH RICHARD & R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1	125.00	100.00	125.00	FF		1.00	1.00	0.80	1,500.00	1,200.00	150,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS