

LOT 2  
IN OR 1978/1801  
SEAVIEW SUB #2 PB 5/26

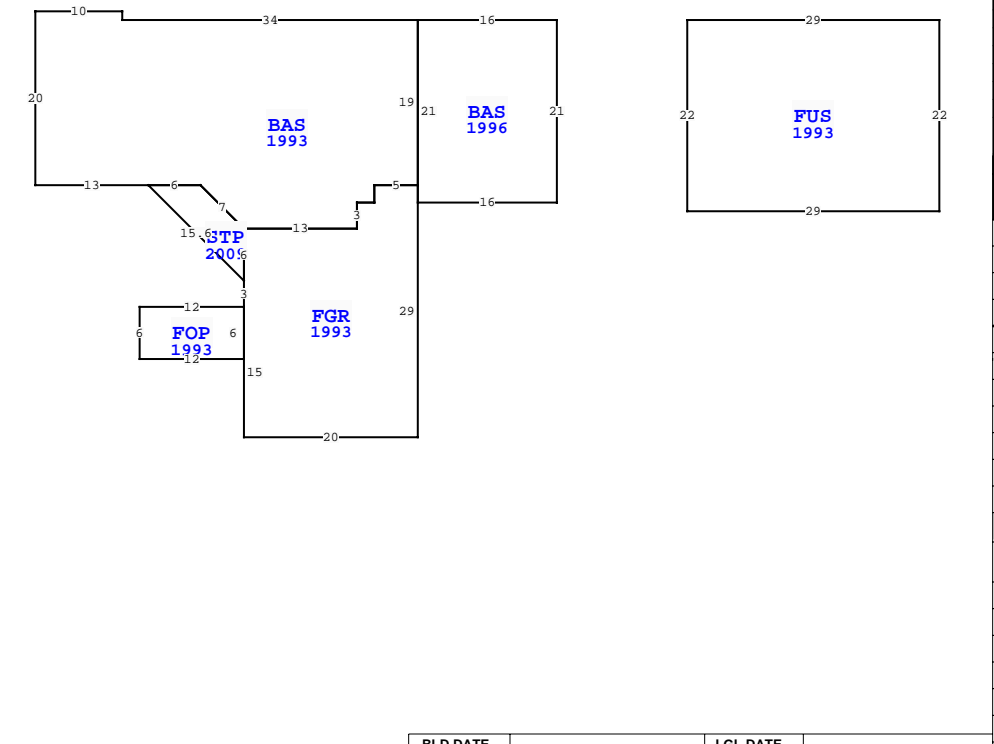
CRAWFORD ANTHONY W &/O'CONNOR DENISE M  
O'CONNOR DENISE JOINT REV TRST, 3958 1ST AV  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1681-0002-0000

| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 12 CEDAR 100      |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 60      |
| Interior Floor           | 12 HARDWOOD 40    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 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  | 2,210     | 125.0480    | 165.06         | 364,783        | 1986 | 1992 |      | 0    | 0    | 16.00  | 84.00 |  |  |



| Quality                  |                  | 05 Quality Level 05 |      |              |                      |
|--------------------------|------------------|---------------------|------|--------------|----------------------|
| DOR CODE                 |                  | 0100 SINGLE FAMILY  |      |              |                      |
| MAP NUM                  |                  | MKT AREA 01         |      |              |                      |
| NEIGHBORHOOD/LOC 1044.00 |                  |                     |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE         | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 928              | 100                 | 1993 | 928          | 128,668              |
| BAS                      | 336              | 100                 | 1996 | 336          | 46,586               |
| FGR                      | 511              | 55                  | 1993 | 281          | 38,961               |
| FOP                      | 72               | 30                  | 1993 | 22           | 3,050                |
| FUS                      | 638              | 100                 | 1993 | 638          | 88,459               |
| STP                      | 48               | 10                  | 2009 | 5            | 693                  |
| <b>TOTALS</b>            | <b>2,533</b>     |                     |      | <b>2,210</b> | <b>306,418</b>       |

| 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              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1986    | 1986        | 3 | 58     | 1,160           |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 551.00 | SF | 5.20     | 5.20           | 100       | 1986    | 1986        | 3 | 47     | 1,347           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 21 | 3  | 63.00  | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 47     | 192             |       |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 238.00 | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 47     | 727             |       |
| 5              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 729.00 | SF | 10.00    | 10.00          | 100       | 1986    | 1986        | 3 | 20     | 1,458           |       |
| 6              | 0820       | WOOD WALK   | 0   | 100 | 0  | 0  | 248.00 | SF | 11.75    | 11.75          | 100       | 1996    | 1996        | 3 | 40     | 1,166           |       |
| 7              | 0910       | SCRN RM L   | 0   | 100 | 20 | 16 | 320.00 | SF | 15.00    | 15.00          | 100       | 2004    | 2004        | 3 | 21     | 1,008           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |        |             |           |     |          |        | 7,058   |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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      | 85.00 | 100.00 | 85.00       | FF        |     | 1.00     | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 510,000    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1      |  | 2 |  |
|---------------------------|--|--|--|------------------|--|---|--|
| VALUATION SUMMARY         |  |  |  |                  |  |   |  |
| VALUATION BY              |  |  |  | STANDARD         |  |   |  |
| Tax Group: 2              |  |  |  | Tax Dist:        |  |   |  |
| BUILDING MARKET VALUE     |  |  |  | 306,418          |  |   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 7,058            |  |   |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 510,000          |  |   |  |
| TOTAL MARKET VALUE        |  |  |  | 823,476          |  |   |  |
| SOH/AGL Deduction         |  |  |  | 557,016          |  |   |  |
| ASSESSED VALUE            |  |  |  | 266,460          |  |   |  |
| TOTAL EXEMPTION VALUE     |  |  |  | VP HX HB 137,017 |  |   |  |
| BASE TAXABLE VALUE        |  |  |  | 129,443          |  |   |  |
| TOTAL JUST VALUE          |  |  |  | 823,476          |  |   |  |
| NCON VALUE                |  |  |  | 0                |  |   |  |
| INCOME VALUE              |  |  |  |                  |  |   |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 681,668          |  |   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20091243   | H/AC        | 1,000  | 09/16/2009 |
| 20091249   | H/AC        | 250    | 09/16/2009 |
| B969839    | ADDITION    | 19,700 | 05/31/1996 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1978/1801                      | 5/08/2015 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: CRAWFORD ANTHONY W &  |           |           |     |     |        |            |  |
| GRANTEE: CRAWFORD ANTHONY W    |           |           |     |     |        |            |  |
| 0870/0627                      | 3/03/1999 | WD        | Q   | I   |        | 215,000    |  |
| GRANTOR: BUCHANAN ROBERT B & C |           |           |     |     |        |            |  |
| GRANTEE: CRAWFORD ANTHONY W    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| BAS=[YR=1996] W16 BAS=[YR=1993] W34 N1 W10 S20 E13            |  |  |  |  |  |  |  |
| STP=[YR=2009] D11 R11 FGR=[YR=1993] S3 FOP=[YR=1993] W12 S6   |  |  |  |  |  |  |  |
| E12 N6\$ S15 E20 N29W5 S2 W2 S3 W13 S6\$ N6 U5 L5 W6\$ E6 R5  |  |  |  |  |  |  |  |
| D5 E13 N3 E2 N2 E5 N19\$ S21 E16 N21\$ PTR= E15 FUS=[YR=1993] |  |  |  |  |  |  |  |
| E29 S22 W29N22 \$ W15 \$ .                                    |  |  |  |  |  |  |  |