

CRAWFORD RYAN C & ROSA P
85298 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0371-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		16	WD FR STUC 100							0900	11	4,822	134.5986	177.67	856,725		2024	2024	0	0	0	0.00	100.00	VALUATION BY							
Roof Structure		08	IRREGULAR 100							1 SNGL FAM - 100% - 2025														Heated Area: 3920							
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2025							
Interior Wall		05	DRYWALL 100																					Tax Group: 4							
Interior Floor		13	LVT/LAMNT 50																					Tax Dist:							
Interior Floor		04	CARPET 50																					BUILDING MARKET VALUE							
Air Condition		13	CENTRAL 100																					TOTAL MARKET OB/XF VALUE							
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET							
Bedrooms			4 100																					TOTAL MARKET VALUE							
Bathrooms			4 100																					SOH/AGL Deduction							
Frame		02	WOOD FRAME 100																					ASSESSED VALUE							
Stories		2.	2. 100																					TOTAL EXEMPTION VALUE							
Units			0 100																					BASE TAXABLE VALUE							
																								TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality		06	Quality Level 06																					PERMIT NUM							
DOR CODE		0100	SINGLE FAMILY																					DESCRIPTION							
MAP NUM			MKT AREA																					AMT							
NEIGHBORHOOD/LOC		4043.00																						ISSUED							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,881	100	2025	2,881	511,867																										
FGR	869	55	2025	478	84,926																										
FOP	86	30	2025	26	4,619																										
FOP	513	30	2025	154	27,361																										
FSP	562	40	2025	225	39,976																										
FST	24	55	2025	13	2,310																										
FUS	1,039	100	2025	1,039	184,599																										
STR	64	10	2025	6	1,066																										
TOTALS	6,038			4,822	856,725																										
EXTRA FEATURES										85298 NAPEAGUE DR, FERNANDINA BEACH										BLD DATE											
																				XF DATE											
																				INC DATE											
																				LGL DATE											
																				LAND DATE											
																				AG DATE											
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500																
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500																
3	0855	CONC PAVER	0 100	0	0	1,479.00	SF	10.00	10.00	100	2025	2024		100	14,790																
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000																
5	0861	POOL GUNIT	0 100	0	0	576.00	SF	85.00	85.00	100	2025	2024		100	48,960																
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	4,000																
7	0857	SANDSTONE/	0 100	0	0	665.00	SF	16.00	16.00	100	2025	2024		100	10,640																
8	0462	ST/AL FNC	0 100	246	4	984.00	SF	10.00	10.00	100	2025	2024		100	9,840																
9	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900																
LAND DESCRIPTION										TOTAL OB/XF										101,130											
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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	155,000.00	193,750.00	193,750														
																</															