LOT 56
IN OR 2211/1820
OTTER RUN PB 5/156

CRAWFORD MARJORIE E L/E/
94056 SUMMER TRACE
FERNANDINA BEACH, FL 32034

2025

40-2N-28-1590-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

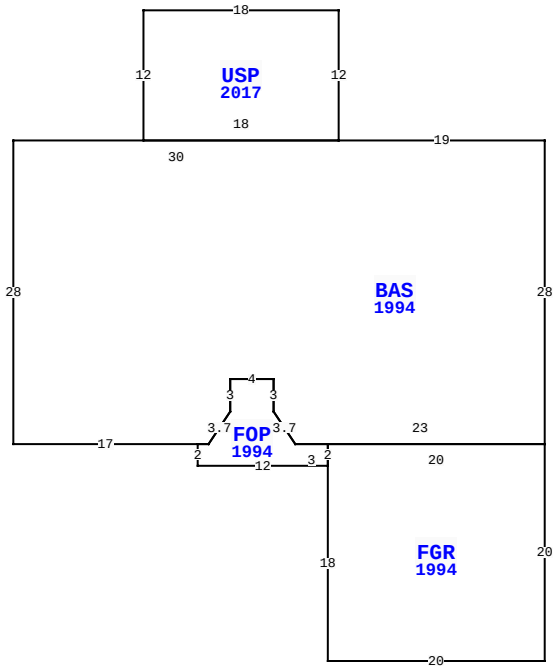
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1994	1,342	168,359
FGR	400	55	1994	220	27,600
FOP	54	30	1994	16	2,008
USP	216	30	2017	65	8,154
TOTALS	2,012			1,643	206,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,643	111.4860	147.16	241,784	1994	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 1995 Heated Area: 1342 HX Base Yr 1995



94056 SUMMER TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,121
TOTAL MARKET OB/XF VALUE		5,583
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		296,704
SOH/AGL Deduction		169,823
ASSESSED VALUE		126,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,159
TOTAL JUST VALUE		296,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210377	XFOB	3,000	11/01/2002
94-01074	NEW CONSTR	58,749	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1820	7/13/2018	QC	U	I	11	100
GRANTOR: CRAWFORD MARJORIE E						
GRANTEE: CRAWFORD JOHN LEWIS						
0715/1686	10/11/1994	WD	U	I	07	100
GRANTOR: SEAWARD HOMES						
GRANTEE: CRAWFORD MARJORIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 USP=[YR=2017] N12 W18 S12 E18$ W30 S28 E17 FOP=[YR=1994] S2E12 FGR=[YR=1994] S18 E20 N20 W20 S2$ N2 W3 U3 L2 N3 W4 S3 L2 D3 W1$ E1 U3 R2 N3 E4 S3 R2 D3 E23 N28$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	872.00	SF	5.20	5.20	100	1994	1994	3	66	2,993	

LAND DESCRIPTION

TOTAL OB/XF 5,583

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	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS