

LOT 9 & S-1 OF LOT 10
IN OR 2574/1302
PALM BLUFF SUB PB 6/6-7

GLENN NEAL CRAWFORD & KRISTA L/
497 GODFREY DRIVE
CUMMING, GA 30040

2025

46-3N-28-560P-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	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 04

NEIGHBORHOOD/LOC 4023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,986	100	2020	2,986	657,798
FGR	852	55	2020	469	103,318
FOP	444	30	2020	133	29,299
FSP	723	40	2020	289	63,665
FUS	1,607	100	2020	1,607	354,013
STR	69	10	2020	7	1,542

TOTALS 6,681 5,491 1,209,635

EXTRA FEATURES

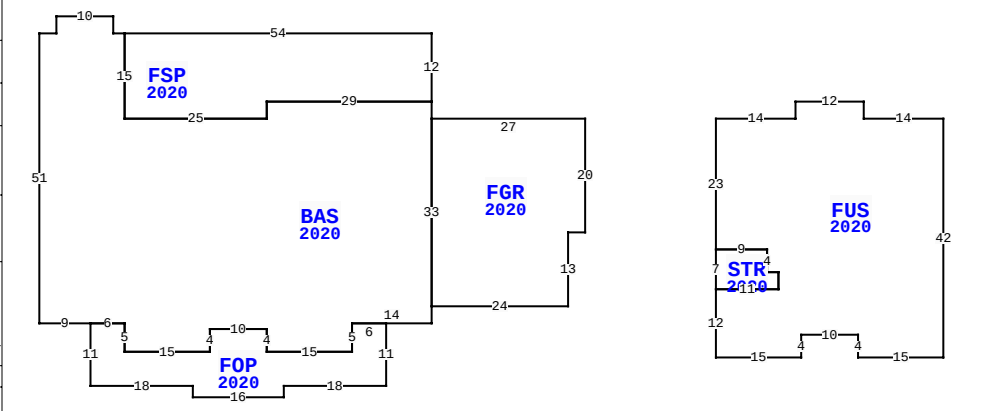
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,221.00	SF	5.20	5.20	100	2020	2020	3	98	6,222	
2	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
3	0861	POOL GUNIT	0	0	0	0	604.00	SF	85.00	85.00	100	2020	2020	3	90	46,206	
4	0855	CONC PAVER	0	0	0	0	1,195.00	SF	10.00	10.00	100	2020	2020	3	98	11,711	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	

LAND DESCRIPTION

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	0		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	1.00	130,000.00	130,000.00	195,000							

REVIEW DATE 03/04/2021 BY NW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,491	141.7638	223.99	1,229,929	2020	2020	0	0	0	1.65	98.35
1 SFR CUST - 0% - 2023 Heated Area: 4593 HX Base Yr												



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

96253 PALM BLUFF DR, FERNANDINA BEACH

TOTAL OB/XF												
69,819												

TOTAL OB/XF												
69,819												

Market: 0 Agricultural: 0 Common: 195,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,209,635	
TOTAL MARKET OB/XF VALUE		69,819	
TOTAL LAND VALUE - MARKET		195,000	
TOTAL MARKET VALUE		1,474,454	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,474,454	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,474,454	
TOTAL JUST VALUE		1,474,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,445,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905255	CO ISSUED	0	04/09/2020
B2002084	SWIM POOL	45,000	03/09/2020
19005255	NEW CONSTR	644,802	05/20/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2574/1302	6/30/2022	WD Q	Q	I	01
GRANTOR: PALMER FRANK W III &					
GRANTEE: GLENN NEAL CRAWFORD					
2268/1833	4/16/2019	WD Q	Q	V	01
GRANTOR: ANDERSON PHALA M					
GRANTEE: PALMER FRANK W III					

BUILDING NOTES												
BAS=[YR=2020] N3 FSP=[YR=2020] N12 W54 S15 E25 N3 E29\$ W29 S3 W25 N15 W2 N3 W10 S3 W3 S51 E9 FOP=[YR=2020] S11 E18 S2 E16 N2 E18 N11 W6 S5 W15 N4 W10 S4 W15 N5 W6\$ E6 S5 E15 N4 E10 S4 E15 N5 E14 N3 FGR=[YR=2020] E24 N13 E3 N20 W27 S33 \$ N33\$ PTR=E50 FUS=[YR=2020] S23 STR=[YR=2020] S7 E11 N3 W2 N4 W9\$ E9 S4 E2 S3 W11 S12 E15 N4 E10 S4 E15 N42 W14 N3 W12 S3 W14\$ W50 \$.												

BUILDING DIMENSIONS												
BAS=[YR=2020] N3 FSP=[YR=2020] N12 W54 S15 E25 N3 E29\$ W29 S3 W25 N15 W2 N3 W10 S3 W3 S51 E9 FOP=[YR=2020] S11 E18 S2 E16 N2 E18 N11 W6 S5 W15 N4 W10 S4 W15 N5 W6\$ E6 S5 E15 N4 E10 S4 E15 N5 E14 N3 FGR=[YR=2020] E24 N13 E3 N20 W27 S33 \$ N33\$ PTR=E50 FUS=[YR=2020] S23 STR=[YR=2020] S7 E11 N3 W2 N4 W9\$ E9 S4 E2 S3 W11 S12 E15 N4 E10 S4 E15 N42 W14 N3 W12 S3 W14\$ W50 \$.												

PRINTED 07/30/2025 BY SYS