

PT OF LOTS 24 & 25
IN OR 2432/1313
THE RESIDENCE PB 5/149-152

CATES NATHANIEL H & ELEANOR W
8253 RESIDENCE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0546-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

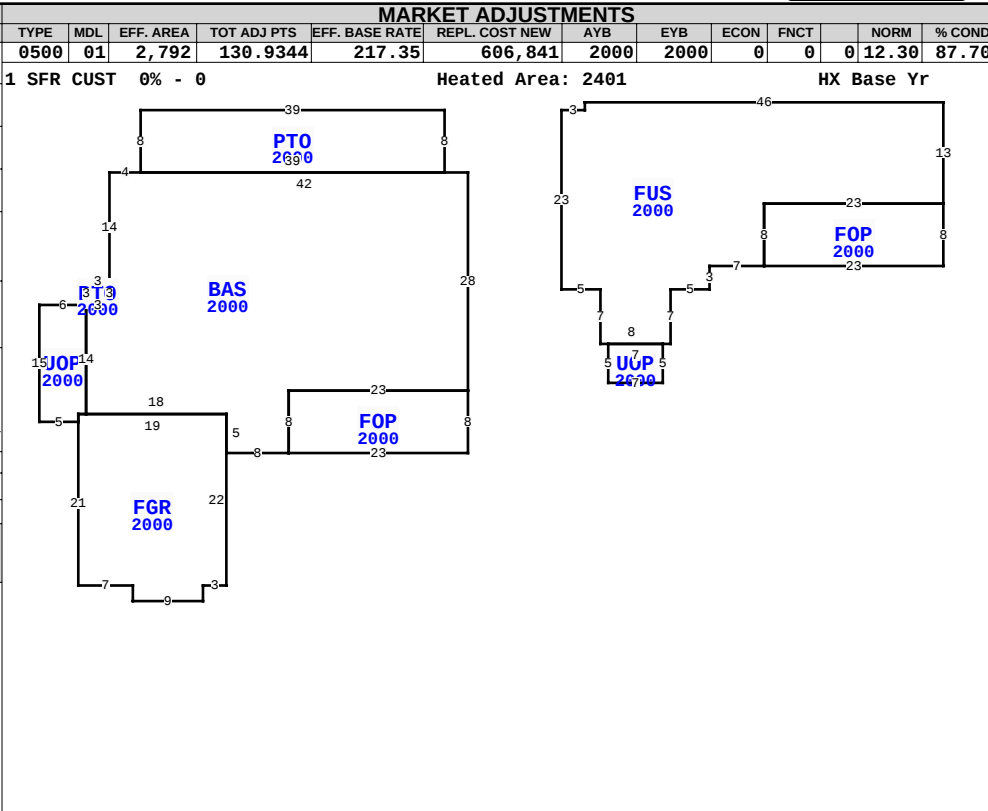
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	2000	1,439	274,297
FGR	436	55	2000	240	45,748
FOP	184	30	2000	55	10,484
FOP	184	30	2000	55	10,484
FUS	962	100	2000	962	183,373
PTO	9	5	2000	0	0
PTO	312	5	2000	16	3,050
UOP	35	20	2000	7	1,334
UOP	89	20	2000	18	3,431

TOTALS	3,650			2,792	532,200
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1126	CB/STC 8"	0	0	0	0	330.00	SF	8.00
6	0097	AWNING CN	0	0	0	0	7.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
3,782									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	532,200		
TOTAL MARKET OB/XF VALUE	3,782		
TOTAL LAND VALUE - MARKET	540,000		
TOTAL MARKET VALUE	1,075,982		
SOH/AGL Deduction	109,160		
ASSESSED VALUE	966,822		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	966,822		
TOTAL JUST VALUE	1,075,982		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	924,419		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011926	GAZEBO T-176	5,707	10/23/2024
B9906322	NEW CONSTR	111,356	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2432/1313	2/10/2021	WD Q	Q	I	01
					762,000
GRANTOR: CRAWFORD THOMAS J & J					
GRANTEE: CATES NATHANIEL H &					
0929/1071	4/24/2000	WD Q	Q	I	
					383,200
GRANTOR: SUMMER BEACH DEVELOPM					
GRANTEE: CRAWFORD THOMAS J &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2000] W39 S8 BAS=[YR=2000] W4 S14 PTO=[YR=2000] W3 S3 UOP=[YR=2000] W6 S15 E5 FGR=[YR=2000] S21 E7 S2 E9 N2 E3 N22 W19 S1\$ N1 E1 N14\$ E3 N3\$ S3 W3 S14 E18 S5 E8 FOP=[YR=2000] E23 N8 W23 S8\$ N8 E23 N28 W42\$ E39 N8\$ PTR=E15 FUS=[YR=2000] E3 N1 E46 S13 FOP=[YR=2000] S8 W23 N8 E23\$ W23 S8 W7 S3 W5 S7 W1 UOP=[YR=2000] S5 W7 N5 E7\$ W8 N7 W5 N23\$ W15 \$.									