TRACT B
OCEAN WALK PB 5/373

CRISP CHILDREN'S TRUST/CRISP BARBARA MCDEAVITT TRU
1748 SCOTT RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-155W-000B-0000

BUILDING CHARACTERISTICS

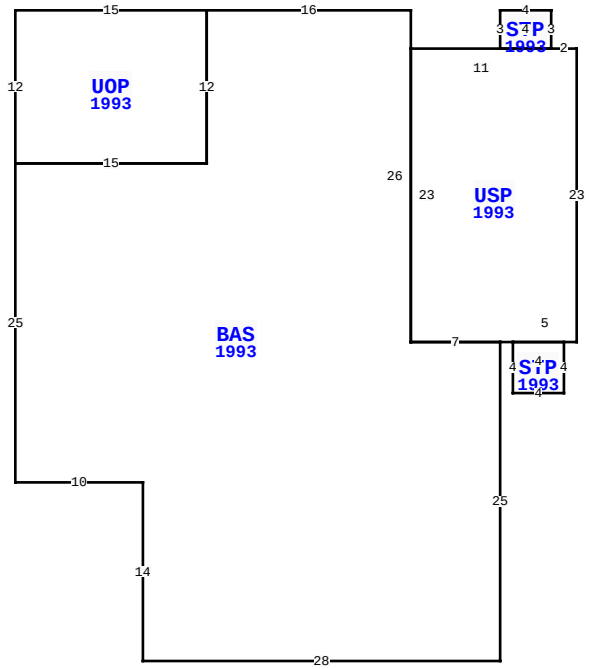
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1993	1,436	98,981
STP	12	10	1993	1	69
STP	16	10	1993	2	138
UOP	180	20	1993	36	2,482
USP	299	30	1993	90	6,204
TOTALS	1,943			1,565	107,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	84.7000	88.94	139,191	1960	1980	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2006 Heated Area: 1436 HX Base Yr 2006



1748 SCOTT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,226,656
TOTAL MARKET OB/XF VALUE		56,587
TOTAL LAND VALUE - MARKET		573,750
TOTAL MARKET VALUE		1,856,993
SOH/AGL Deduction		1,036,549
ASSESSED VALUE		820,444
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		764,033
TOTAL JUST VALUE		1,856,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,778,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035521	REPAIR/RRF	10,150	10/01/2003
B0210206	XFOB	27,000	09/01/2002
B0209260	XFOB	28,000	01/01/2002
B9602672	NEW CONSTR	290,000	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1154	5/04/2021	WD	U	I	11	100
GRANTOR: CRISP BARBARA M						
GRANTEE: CRISP CHILDREN'S TR						
2452/1153	4/15/2021	WD	U	I	11	100
GRANTOR: CRISP BARBARA M						
GRANTEE: CRISP CHILDREN'S TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] W15 S12 E15 N12$ S12 W15 S25 E10 S14 E28 N25 USP=[YR=1993] E1 STP=[YR=1993] S4 E4 N4 W4$ E5 N23 W2 STP=[YR=1993] N3 W4 S3 E4$ W11 S23 E7$ W7 N26$.

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	1960	1960	3	20	700	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1997	1997	3	77	3,080	
5	0300	BOAT DCK W	0	100	20	4	80.00	SF	40.00	40.00	100	1997	1997	3	23	736	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
8	0910	SCRN RM L	0	100	0	0	2,285.00	SF	15.00	15.00	100	2002	2002	3	20	6,855	
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1997	1997	3	23	1,196	
12	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	
15	0681	POLE SHED	0	100	12	9	108.00	SF	15.00	15.00	100	2005	2005	3	32	518	
16	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2005	2005	3	21	42	

LAND DESCRIPTION

TOTAL OB/XF 56,587

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		RSF-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	135,000.00	135,000.00	573,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.25 Total Land Value: 573,750 Market: 0 Agricultural: 0 Common: 573,750 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

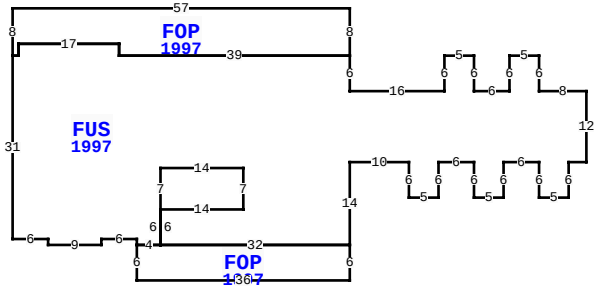
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

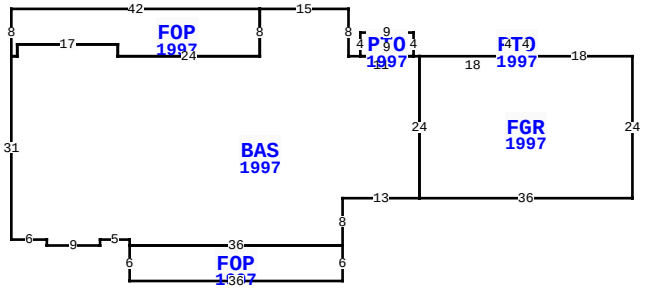
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	1997	2,247	461,183
FGR	864	55	1997	475	97,491
FOP	216	30	1997	65	13,341
FOP	216	30	1997	65	13,341
FOP	302	30	1997	91	18,677
FOP	422	30	1997	127	26,066
FUS	2,378	100	1997	2,378	488,069
PTO	12	5	1997	1	205
PTO	36	5	1997	2	411
TOTALS	6,693			5,451	1,118,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,451	135.1280	224.31	1,222,714	1997	2007	0	0	0	8.50	91.50

2 SFR CUST 100% - 2006 Heated Area: 4625 HX Base Yr 2006





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BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1997] S6 FOP=[YR=1997] E32 S6 W36 N6 E4 $ W4 N1 W6 S1 W9 N1 W6 N31 FOP=[YR=1997] N8 E57 S8 W39 N2 W17 S2 W1 $ E1 N2 E17 S2 E39 S6 E16 N6 E5 S6 E6 N6 E5 S6 E8 S12 W3 S6 W5 N6 W6 S6 W5 N6 W6 S6 W5 N6 W10 S14 W32 N6 E14 N7 W14 S7 $ PTR= S30 BAS=[YR=1997] W15 FOP=[YR=1997] W42 S8 E1 N2 E17 S2 E24 N8 $ S8 W24 N2 W17 S2 W1 S31 E6 S1 E9 N1 E5 S1 FOP=[YR=1997] S6 E36 N6 W36 $ E36 N8 E13 FGR=[YR=1997] E36 N24 W18 PTO=[YR=1997] N4 W3 S4 E3 $ W18 S24 $ N24 W1 PTO=[YR=1997] N4 W9 S4 E9 $ W11 N8 $ N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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