



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1046.00

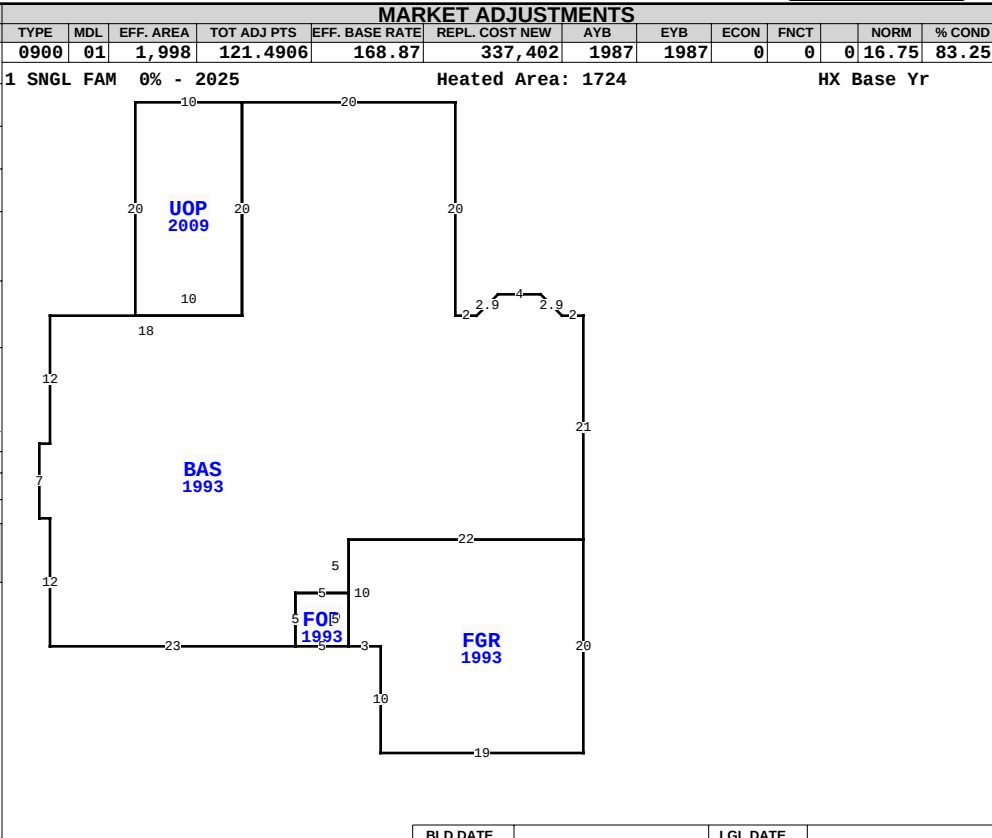
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1993	1,724	242,367
FGR	410	55	1993	226	31,772
FOP	25	30	1993	8	1,125
UOP	200	20	2009	40	5,624
TOTALS	2,359			1,998	280,887

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
4	0940	SHEDS/PORT	0	0	8	10		80.00	SF	30.00				480	
7	0820	WOOD WALK	0	0	14	5		70.00	SF	11.75				329	

LAND DESCRIPTION			TOTAL OB/XF 809													
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
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

REVIEW DATE 01/01/2023 BY CD



1719 CRESCENT RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/01/2025	MLU
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TOTAL OB/XF 809																
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
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,887
TOTAL MARKET OB/XF VALUE		809
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		461,696
SOH/AGL Deduction		0
ASSESSED VALUE		461,696
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		461,696
TOTAL JUST VALUE		461,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101116	H/AC	3,000	07/08/2010
20100009	REPAIR/RRF	6,000	01/05/2010
6366B	ADDITION	4,000	02/13/1991
BP4155	N/A	36,540	02/06/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2727/1277	7/23/2024	WD	Q
		I	I
		RSN CD	01
		SALE PRICE	480,000

GRANTOR: TAYLOR WILLIAM L & JA
GRANTEE: HICKEY WILLIAM J IV
0588/0315 1/16/1990 WD Q I 72,500
GRANTOR: LAMONT WAYNE R
GRANTEE: TAYLOR WM & JAYNE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W2 U2 L2 W4 D2 L2 W2 N20 W20 UOP=[YR=2009] W10 S20 E10 N20\$ S20 W18 S12 W1 S7 E1 S12 E23 FOP=[YR=1993] E5 FGR=[YR=1993] E3 S10 E19 N20 W22 S10\$ N5 W5 S5\$ N5 E5 N5 E22 N21\$.