

LOT 2  
IN OR 1978/1801  
SEAVIEW SUB #2 PB 5/26

CRAWFORD ANTHONY W &/O'CONNOR DENISE M  
O'CONNOR DENISE JOINT REV TRST, 3958 1ST AV  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1681-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 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            | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

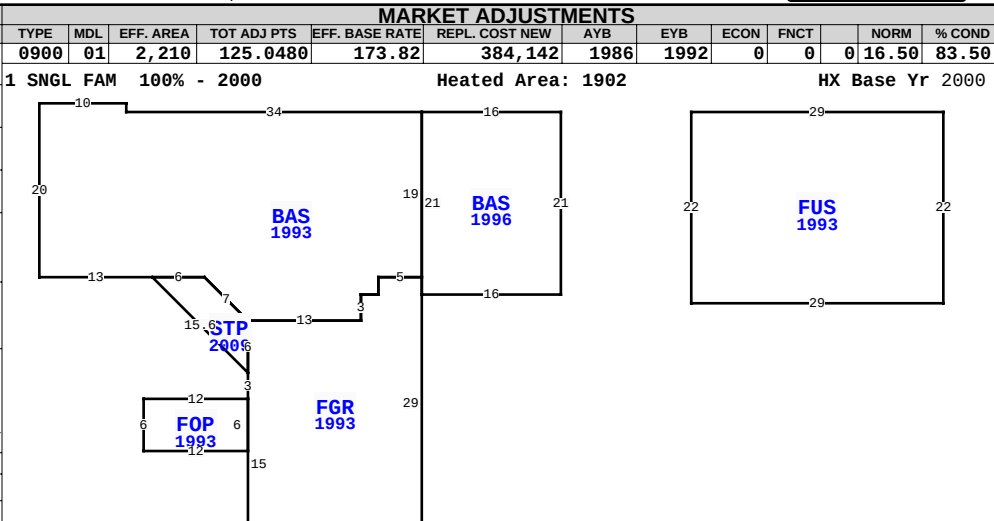
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1044.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 928              | 100         | 1993 | 928          | 134,690              |
| BAS       | 336              | 100         | 1996 | 336          | 48,767               |
| FGR       | 511              | 55          | 1993 | 281          | 40,784               |
| FOP       | 72               | 30          | 1993 | 22           | 3,193                |
| FUS       | 638              | 100         | 1993 | 638          | 92,599               |
| STP       | 48               | 10          | 2009 | 5            | 726                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,533 |  |  | 2,210 | 320,759 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 5              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 729.00 | SF | 10.00    | 10.00          |       |
| 6              | 0820       | WOOD WALK   | 0   | 100 | 0  | 0  | 248.00 | SF | 11.75    | 11.75          |       |
| 7              | 0910       | SCRN RM L   | 0   | 100 | 20 | 16 | 320.00 | SF | 15.00    | 15.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 100 |     | R-1      | 85.00 | 100.00 | 85.00       | FF        |        |



3958 1ST AVE, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

05/08/2025 MLU

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 320,759     |  |
| TOTAL MARKET OB/XF VALUE  |  | 4,704       |  |
| TOTAL LAND VALUE - MARKET |  | 510,000     |  |
| TOTAL MARKET VALUE        |  | 835,463     |  |
| SOH/AGL Deduction         |  | 561,809     |  |
| ASSESSED VALUE            |  | 273,654     |  |
| TOTAL EXEMPTION VALUE     |  | 140,308     |  |
| BASE TAXABLE VALUE        |  | 133,346     |  |
| TOTAL JUST VALUE          |  | 835,463     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 823,476     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20091243   | H/AC        | 1,000  | 09/16/2009 |
| 20091249   | H/AC        | 250    | 09/16/2009 |
| B969839    | ADDITION    | 19,700 | 05/31/1996 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1978/1801                      | 5/08/2015 | WD        | U   | I   | 11     | 100        |
| GRANTOR: CRAWFORD ANTHONY W &  |           |           |     |     |        |            |
| GRANTEE: CRAWFORD ANTHONY W    |           |           |     |     |        |            |
| 0870/0627                      | 3/03/1999 | WD        | Q   | I   |        | 215,000    |
| GRANTOR: BUCHANAN ROBERT B & C |           |           |     |     |        |            |
| GRANTEE: CRAWFORD ANTHONY W    |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1996] W16 BAS=[YR=1993] W34 N1 W10 S20 E13<br>STP=[YR=2009] D11 R11 FGR=[YR=1993] S3 FOP=[YR=1993] W12 S6<br>E12 N6\$ S15 E20 N29W5 S2 W2 S3 W13 S6\$ N6 U5 L5 W6\$ E6 R5<br>D5 E13 N3 E2 N2 E5 N19\$ S21 E16 N21\$ PTR= E15 FUS=[YR=1993]<br>E29 S22 W29N22 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |