LOT 32
ENCLAVE AT SUMMER BEACH PHASE
TWO-C OR 2490/1180

CRAWFORD TIMOTHY & ELFRIDA
96269 QUEEN PALM WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-047E-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Kitch	05	CUSTOM NEW N/A 30
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
Quality	03	Quality Level 03

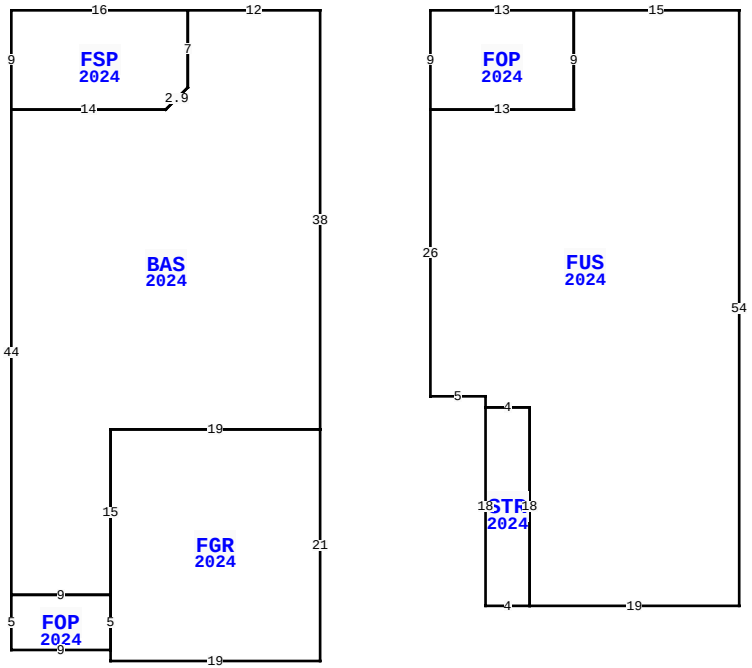
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	2024	1,057	238,680
FGR	399	55	2024	219	49,452
FOP	45	30	2024	14	3,161
FOP	117	30	2024	35	7,903
FSP	142	40	2024	57	12,871
FUS	1,228	100	2024	1,228	277,294
STR	72	10	2024	7	1,581
TOTALS	3,060			2,617	590,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,617	137.4038	228.09	596,912	2023	2023	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2285 HX Base Yr 2024



96269 QUEEN PALM WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		590,943
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		755,943
SOH/AGL Deduction		128,095
ASSESSED VALUE		627,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		576,437
TOTAL JUST VALUE		755,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000960	CO ISSUED	0	01/23/2023
22002887	NEW CONSTR	370,647	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/155	2/27/2026	WD	Q	I	01	912,300
GRANTOR: REINHART DAVID WOODHA						
GRANTEE: CRAWFORD TIMOTHY &						
2703/1066	4/02/2024	LE	U	I	11	100
GRANTOR: REINHART DAVID WOODHA						
GRANTEE: GARDINER MOLLY ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W12 S7 D2L2 W14 S44 E9 N15 E19 N38 $
FSP=[YR=2024;ORIG=32,10] E16 S7 D2L2 W14 N9 $
FGR=[YR=2024;ORIG=41,48] E19 S21 W19 N1 N5 N15 $
FOP=[YR=2024;ORIG=32,63] E9 S5 W9 N5 $
FUS=[YR=2024;ORIG=70,19] E13 N9 E15 S54 W19 N18 W4 N1 W5 N26 $
FOP=[YR=2024;ORIG=70,10] E13 S9 W13 N9 $
STR=[YR=2024;ORIG=75,46] E4 S18 W4 N18 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 03/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS