

MCCRAVE MICHAEL ET AL/STRAGIER-MCCRAVE MICHELLE
2765 SEA ISLAND TRACE
FERNANDINA BEACH, FL 32034

00-00-31-142R-0001-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 2								Tax Dist:					
BUILDING MARKET VALUE								336,372					
TOTAL MARKET OB/XF VALUE								31,485					
TOTAL LAND VALUE - MARKET								275,000					
TOTAL MARKET VALUE								642,857					
SOH/AGL Deduction								0					
ASSESSED VALUE								642,857					
TOTAL EXEMPTION VALUE								HX HB VX		55,000			
BASE TAXABLE VALUE								587,857					
TOTAL JUST VALUE								642,857					
NCON VALUE								367,857					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								240,000					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
20221951				SWIM POOL				0		04/12/2022			
20211325				NEW CONSTR				0		05/07/2021			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2434/1075		2/09/2021		WD	Q	I	01	260,000					
GRANTOR: ISLANDS CLUB AMELIA L													
GRANTEE: MCCRAVE MICHAEL & M													
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2023;ORIG=20,15] E30 S15 W30 N15 \$													
BAS=[YR=2023;ORIG=50,30] W30 S38 E8 N13 E14 N10 E8 N15 \$													
FOP=[YR=2023;ORIG=20,68] E8 S12 W8 N12 \$													
FGR=[YR=2023;ORIG=50,45] W8 S10 W14 S13 S12 E22 N35 \$													
FUS=[YR=2023;ORIG=90,30] W30 S18 E8 S4 W4 S7 W4 S13 E15 S8 E2													
S1 E11 N1 E2 N50 \$													
BAL=[YR=2023;ORIG=75,72] W15 S8 E15 N8 \$													
STR=[YR=2023;ORIG=68,48] W8 S11 E4 N7 E4 N4 \$													
BAL=[YR=2023;ORIG=60,15] E30 S15 W30 N15 \$													
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ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
75,000													
Common: 275,000													
PRINTED 08/02/2023 BY SYS													