LOT 1
CRANE ISLAND PHASE 1 PB 8/308

STAMM TODD M
4911 GLEN HEATHER COURT
SUGAR LAND, TX 77479

2023

19-2N-28-1000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

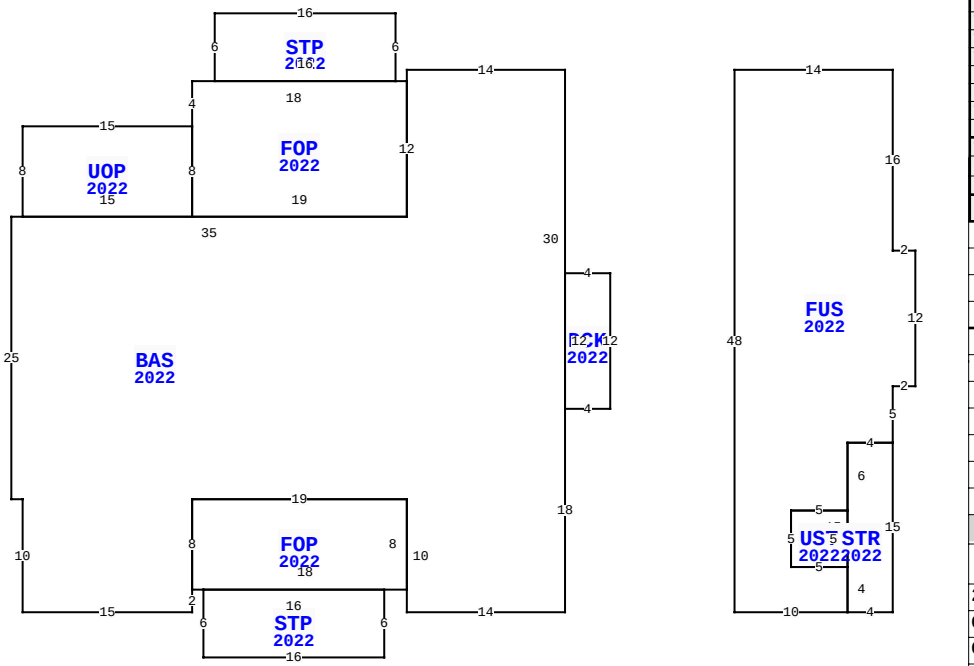
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	1,697	601,553
DCK	48	10	5	1,772
FOP	152	30	46	16,306
FOP	228	30	68	24,105
FUS	636	100	636	225,449
STP	96	10	10	3,545
STP	96	10	10	3,545
STR	85	10	8	2,836
UOP	120	20	24	8,508
UST	25	45	11	3,899
TOTALS	3,183		2,515	891,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,515	248.7552	354.48	891,517	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 2333 HX Base Yr



2 CRANE ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	946,890
TOTAL MARKET OB/XF VALUE	28,560
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	1,525,450
SOH/AGL Deduction	0
ASSESSED VALUE	1,525,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,525,450
TOTAL JUST VALUE	1,525,450
NCON VALUE	975,808
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200908	NEW CONSTR	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0068	5/22/2020	WD	Q	V	01	525,000

GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: STAMM TODD M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 S1 FOP=[YR=2022] W1 STP=[YR=2022] N6 W16 S6 E16$ W18 S4 UOP=[YR=2022] W15 S8 E15 N8$ S8 E19 N12$ S12 W35 S25 E1 S10 E15 N2 FOP=[YR=2022] E1 STP=[YR=2022] S6 E16 N6 W16$ E18 N8 W19 S8$ N8 E19 S10 E14 N18 DCK=[YR=2022] E4 N12 W4 S12$ N30$ PTR=E15 FUS=[YR=2022] E14 S16 E2 S12 W2 S5 STR=[YR=2022] S15 W4 N4 UST=[YR=2022] N5 W5 S5 E5$ W5 N5 E5 N6 E4$ W4 S15 W10 N48$ W15$.

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	0855	CONC PAVER	0	0	0	0	2,856.00	SF	10.00	10.00	100	2022	2022	3	100	28,560	

LAND DESCRIPTION

TOTAL OB/XF 28,560

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	000116	C	SFR MARSH	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 01/04/2023 BY TW Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/02/2023 BY SYS

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Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

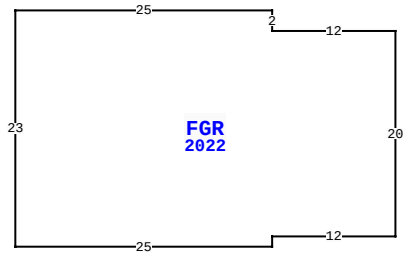
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2036.0100		

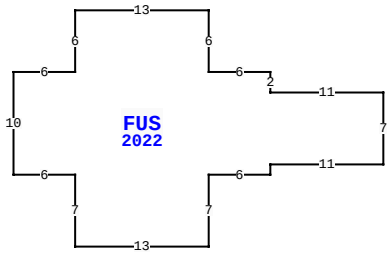
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	815	55	448	26,279
FUS	496	100	496	29,094
TOTALS	1,311		944	55,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	12	944	169.2792	59.25	55,932	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 496 HX Base Yr





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TOTAL JUST VALUE	1,525,450
NCON VALUE	975,808
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PREVIOUS YEAR MKT VALUE	500,000

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GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: STAMM TODD M

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W12 N2 W25 S23 E25 N1 E12 N20$ PTR=E15
FUS=[YR=2022] E6 N6 E13 S6 E6 S2 E11 S7 W11 S1 W6 S7 W13 N7 W6 N10$ W15$.

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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