LOT 11
CRANE ISLAND PHASE 1 PB 8/308

STUBBS REX E JR & KAREN P
25 BALD EAGLE CT
FERNANDINA BEACH, FL 32034

2023

19-2N-28-1000-0011-0000

BUILDING CHARACTERISTICS

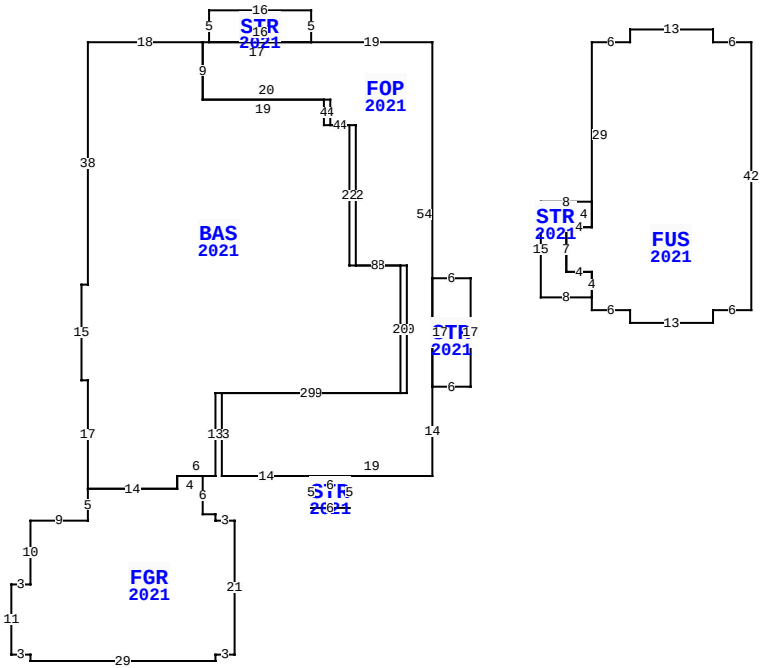
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,495	100	2,495	827,392
FGR	834	55	459	152,214
FOP	1,161	30	348	115,404
FUS	1,130	100	1,130	374,731
STR	30	10	3	995
STR	80	10	8	2,653
STR	92	10	9	2,985
STR	102	10	10	3,316
TOTALS	5,924		4,462	1,479,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,462	232.7160	331.62	1,479,688	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 3625 HX Base Yr



25 BALD EAGLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,479,688
TOTAL MARKET OB/XF VALUE	36,450
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	1,941,138
SOH/AGL Deduction	285,366
ASSESSED VALUE	1,655,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,655,772
TOTAL JUST VALUE	1,941,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,505,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200161	CO ISSUED	0	09/01/2021
20200161	NEW CONSTR	515,496	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1335	9/13/2019	WD	Q	V	02	510,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: STUBBS REX E JR & K

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W19 STR=[YR=2021] N5 W16 S5 E16$ W17 BAS=[YR=2021] W18 S38 W1 S15 E1 S17 FGR=[YR=2021] S5 W9 S10 W3 S11 E3 S1 E29 N1 E3 N21 W3 N1 W2 N6 W4 S2 W14$ E14 N2 E6 N13 E29 N20 W8 N22 W4 N4 W19 N9$ S9 E20 S4 E4 S22 E8 S20 W29 S13 E14 STR=[YR=2021] S5 E6 N5 W6$ E19 N14 STR=[YR=2021] E6 N17 W6 S17$ N54$ PTR=E25 FUS=[YR=2021] E6 N2 E13 S2 E6 S42 W6 S2 W13 N2 W6 N2 STR=[YR=2021] W8 N15 E8S4 W4 S7 E4 S4$ N4 W4 N7 E4 N29$ W25 $.

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	3,445.00	SF	10.00	10.00	100	2021	2021	3	100	34,450	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 36,450

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	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 08/04/2021 BY RKJH Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS