LOT 15 & PT TRACT 16
IN OR 2568/1593
CRANE ISLAND PHASE 1 PB 8/308

ROSS FAMILY TRUST/ROSS HENRY E TRUSTEE
22 BALD EAGLE CT
FERNANDINA BEACH, FL 32034

2023

19-2N-28-1000-0015-0000

BUILDING CHARACTERISTICS

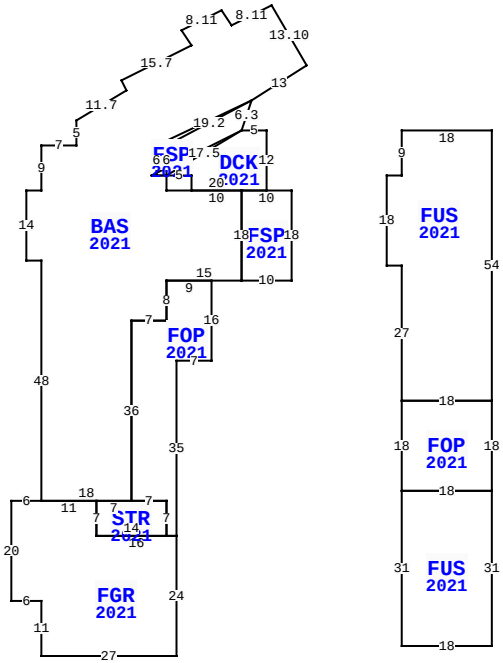
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	2,505	100	2,505	778,715
DCK	186	10	19	5,906
FGR	845	55	465	144,552
FOP	324	30	97	30,154
FOP	466	30	140	43,521
FSP	108	40	43	13,367
FSP	180	40	72	22,382
FUS	558	100	558	173,462
FUS	1,026	100	1,026	318,947
STR	98	10	10	3,108
TOTALS	6,296		4,935	1,534,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,935	218.2594	311.02	1,534,884	2021	2021	0	0	0	0.05	99.95

1 SFR CUST – 100% - 2022 Heated Area: 4089 HX Base Yr 2022



22 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		1,534,117
TOTAL MARKET OB/XF VALUE		37,560
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		1,996,677
SOH/AGL Deduction		409,827
ASSESSED VALUE		1,586,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,536,850
TOTAL JUST VALUE		1,996,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,540,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200419	CO ISSUED	0	09/01/2021
20200419	NEW CONSTR	573,604	07/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1593	6/01/2022	WD	U	I	11	100
GRANTOR: ROSS HENRY & ANNE						
GRANTEE: ROSS FAMILY TRUST						
2337/0062	1/22/2020	WD	Q	V	01	475,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: ROSS HENRY & ANNE (						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2021] W5 FSP=[YR=2021] R2 U6 BAS=[YR=2021] R11 U7
U12 L7 D4 L8 U3 L2 D4 L8 D3 R2 D7 L14 D2 R1 D6
L10 S5 W7 S9 W3 S14 E3 S48 FGR=[YR=2021] W6 S20 E6 S11 E27
N24 FOP=[YR=2021] N35 E7 N16 W9 S8 W7 S36 STR=[YR=2021] W7 S7
E14 N7 W7$ E7 S7 E2$ W16 N7 W11$ E18 N36 E7 N8 E15
FSP=[YR=2021] E10 N18 W10 S18$ N18 W10 N3 W5 N6 R17 U9 $
L19 D9 S6 E2 R15 U9 $ L18 D9 E3 S3 E20 N12$ PTR=E45
FUS=[YR=2021] W18 S9 W3 S18 E3 S27 FOP=[YR=2021] S18
FUS=[YR=2021] S31 E18 N31 W18$ E18 N18 W18$ E18 N54$ W45$.

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	100	0	0	3,406.00	SF	10.00	10.00	100	2021	2021	3	100	34,060	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 37,560

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	000100	C	SFR	100		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 08/09/2021 BY RKJH Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS