LOT 23
CRANE ISLAND PHASE 1 PB 8/308

ERWIN PAUL C & KELLI J
45 CORD GRASS COURT
FERNANDINA BEACH, FL 32034

2023

19-2N-28-1000-0023-0000

BUILDING CHARACTERISTICS

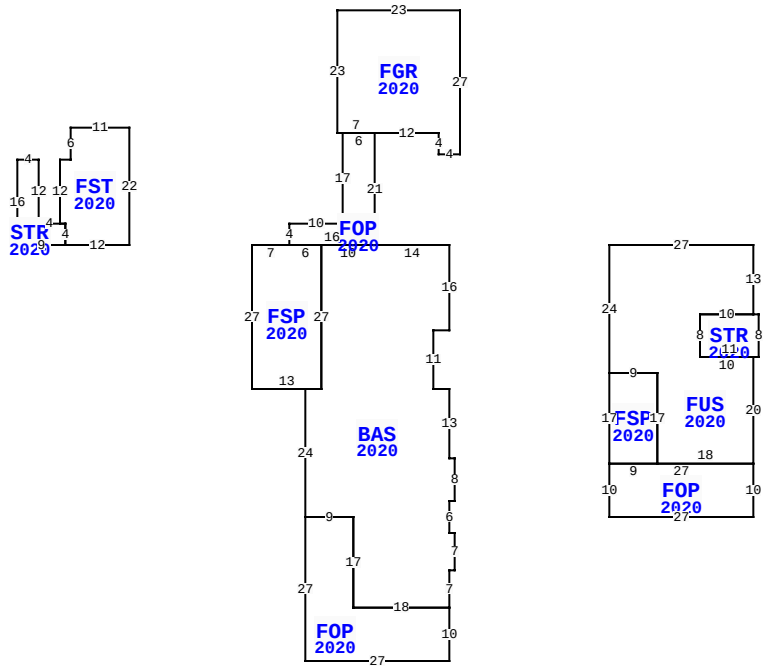
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,584	100	1,584	521,005
FGR	545	55	300	98,675
FOP	166	30	50	16,446
FOP	270	30	81	26,642
FOP	423	30	127	41,772
FSP	153	40	61	20,064
FSP	351	40	140	46,049
FST	270	55	148	48,679
FUS	874	100	874	287,473
STR	84	10	8	2,632
TOTALS	4,808		3,382	1,112,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,382	231.9780	330.57	1,117,988	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2458 HX Base Yr 2021



** This building has 11 Sub-Areas

45 CORD GRASS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,112,398
TOTAL MARKET OB/XF VALUE		27,968
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,640,366
SOH/AGL Deduction		789,916
ASSESSED VALUE		850,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		800,450
TOTAL JUST VALUE		1,640,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		882,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190157	NEW CONSTR	0	04/22/2019
20190262	GARAGE	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0652	12/20/2018	WD	Q	V	01	350,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: ERWIN PAUL C & KELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N21 FGR=[YR=2020] E12 S4 E4 N27 W23 S23 E7 $ W6 S17 W10 S4 FSP=[YR=2020] W7 S27 E13 N27 W6 $ E16 $ W10 S27 W3 S24 FOP=[YR=2020] S27 E27 N10 W18 N17 W9 $ E9 S17 E18 N7 E1 N7 W1 N6 E1 N8 W1 N13 W3 N11 E3 N16 $ PTR= E30 FUS=[YR=2020] E27 S13 STR=[YR=2020] E1 S8 W11 N8 E10 $ W10 S8 E10 S20 FOP=[YR=2020] S10 W27 N10 FSP=[YR=2020] N17 E9 S17 W9 $ E27 $ W18 N17 W9 N24 $ W30 $ PTR= W60 FST=[YR=2020] N22 W11 S6 W2 S12 STR=[YR=2020] W4 N12 W4 S16 E9 N4 W1 $ E1 S4 E12$ E60 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	2,475.00	SF	10.00	10.00	100	2020	2020	3	99	24,503	

LAND DESCRIPTION

TOTAL OB/XF 27,968

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	500,000.00	500,000.00	500,000							

REVIEW DATE 09/30/2020 BY RK Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS