LOT 24
IN OR 2200/906
CRANE ISLAND PHASE 1 PB 8/308

HADLEY JEFFREY J & KAREN W
49 CORD GRASS CT
FERNANDINA BEACH, FL 32034

2023

19-2N-28-1000-0024-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 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	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

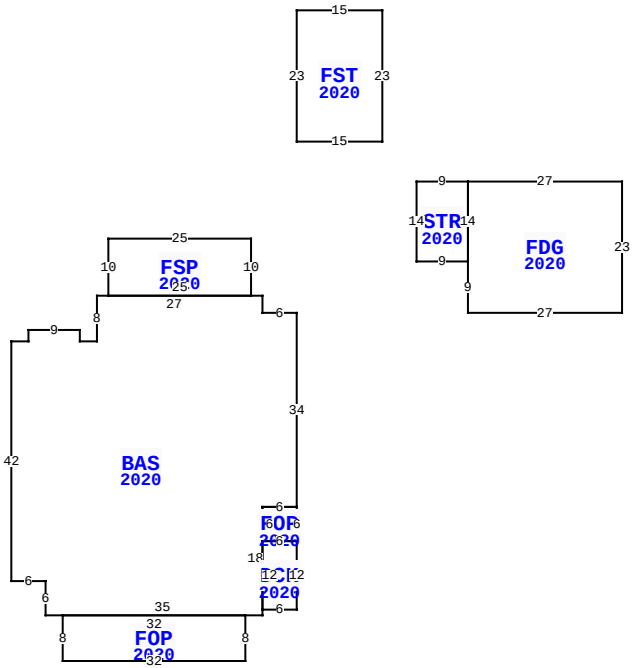
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2036.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,530	100	2,530	556,083
DCK	72	10	7	1,538
FDG	621	60	373	81,984
FOP	36	30	11	2,418
FOP	256	30	77	16,924
FSP	250	40	100	21,980
FST	345	55	190	41,761
STR	126	10	13	2,858
TOTALS	4,236		3,301	725,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,301	155.0154	220.90	729,191	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2021 Heated Area: 2530 HX Base Yr 2021



49 CORD GRASS CT, 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		725,545
TOTAL MARKET OB/XF VALUE		85,405
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,760,950
SOH/AGL Deduction		300,016
ASSESSED VALUE		1,460,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,410,934
TOTAL JUST VALUE		1,760,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,453,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190569	SWIM POOL	0	11/12/2019
20190421	NEW CONSTR	0	10/09/2019
20190422	GARAGE	0	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0906	5/30/2018	WD	Q	V	01	938,300

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: HADLEY JEFFREY J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 N3 W2 FSP=[YR=2020] N10 W25 S10 E25 $ W27 S8 W3 N2 W9 S2 W3 S42 E6 S6 E3 FOP=[YR=2020] S8 E32 N8 W32 $ E35 N1 DCK=[YR=2020] E6 N12 FOP=[YR=2020] N6 W6 S6 E6 $ W6 S12 $ N18 E6 N34 $ PTR= E30 FDG=[YR=2020] N9 STR=[YR=2020] W9 N14 E9 S14 $ N14 E27 S23 W27 $ W30 $ PTR= N30 FST=[YR=2020] N23 E15 S23 W15 $ S30 $.

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	4,338.00	SF	10.00	10.00	100	2020	2020	3	99	42,946	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2020	2020	3	95	19,380	
4	1244	WD DECK EX	0	100	36	31	1,116.00	SF	18.50	18.50	100	2020	2020	3	95	19,614	

LAND DESCRIPTION

TOTAL OB/XF 85,405

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	950,000.00	950,000.00	950,000							

REVIEW DATE 09/30/2020 BY RK Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 08/02/2023 BY SYS