LOT 26
CRANE ISLAND PHASE 1 PB 8/308

SINGLETARY JON A & PEGGY A
54 CORD GRADD COURT
FERNANDINA BEACH, FL 32034

2023

19-2N-28-1000-0026-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

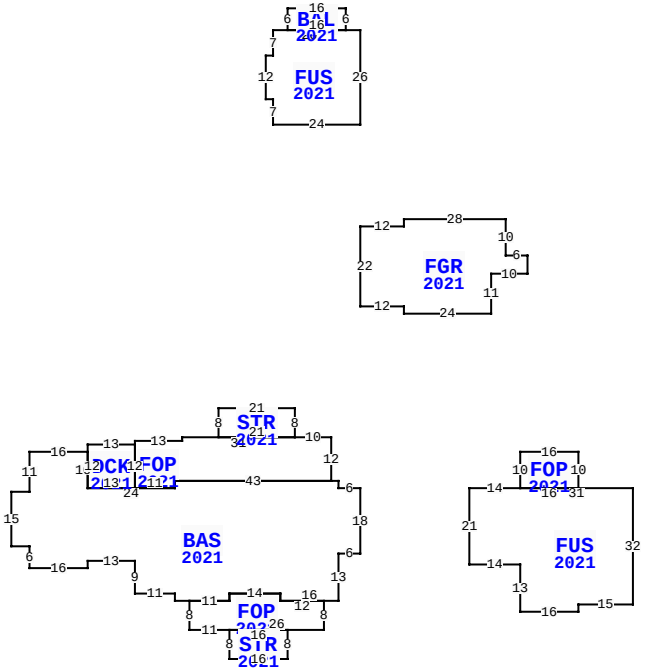
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	3,330
BAS	2,731	100	2,731	649,514
DCK	156	10	16	3,805
FGR	978	55	538	127,953
FOP	160	30	48	11,416
FOP	324	30	97	23,070
FOP	657	30	197	46,853
FUS	648	100	648	154,114
FUS	1,318	100	1,318	313,460
STR	128	10	13	3,092
TOTALS	7,364		5,637	1,340,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,637	166.9017	237.83	1,340,648	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 4697 HX Base Yr 2022



** This building has 11 Sub-Areas

54 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		1,340,648
TOTAL MARKET OB/XF VALUE		40,370
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		2,331,018
SOH/AGL Deduction		357,117
ASSESSED VALUE		1,973,901
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		1,918,901
TOTAL JUST VALUE		2,331,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,959,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190678	CO ISSUED	0	05/04/2021
20190678	NEW CONSTR	0	01/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1188	4/10/2019	WD	Q	V	01	1,075,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: SINGLETARY JON A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 N2 W2 FOP=[YR=2021] N12 W10 STR=[YR=2021] N8 W21 S8 E21 $ W31 S1 W13 S1 DCK=[YR=2021] W13 S12 E13 N12$ S12 E11 N2 E43 $ W43 S2 W24 N10 W16 S11 W5 S15 E5 S6 E16 N2 E13 S9 E11 S2 E4 FOP=[YR=2021] S8 E11 STR=[YR=2021] S8 E16 N8 W16 $ E26 N8 W12 N2 W14 S2 W11 $ E11 N2 E14 S2 E16 N13 E6 N18 $ PTR= E30 FUS=[YR=2021] E14 FOP=[YR=2021] N10 E16 S10 W16 $ E31 S32 W15 S2 W16 N13W14 N21 $ W30 $ PTR= N50 FGR=[YR=2021] N22 E12 N2 E28 S10E6 S5 W10 S11 W24 N2 W12 $ S50 $ PTR= N100 FUS=[YR=2021] N26 W4 BAL=[YR=2021] N6 W16 S6 E16 $ W20 S7 W2 S12 E2 S7 E24 $ S100$.

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	3,202.00	SF	10.00	10.00	100	2021	2021	3	100	32,020	
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	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 40,370

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 07/29/2021 BY RK Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 08/02/2023 BY SYS