LOT 76
CRANE ISLAND PHASE 2A
OR 2270/910

VOELBEL LYNN J REV TRUST/VOELBEL RICHARD TRUSTEE
4446 THOMAS AVENUE SOUTH
MINNEAPOLIS, MN 55410

2023

19-2N-28-1000-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

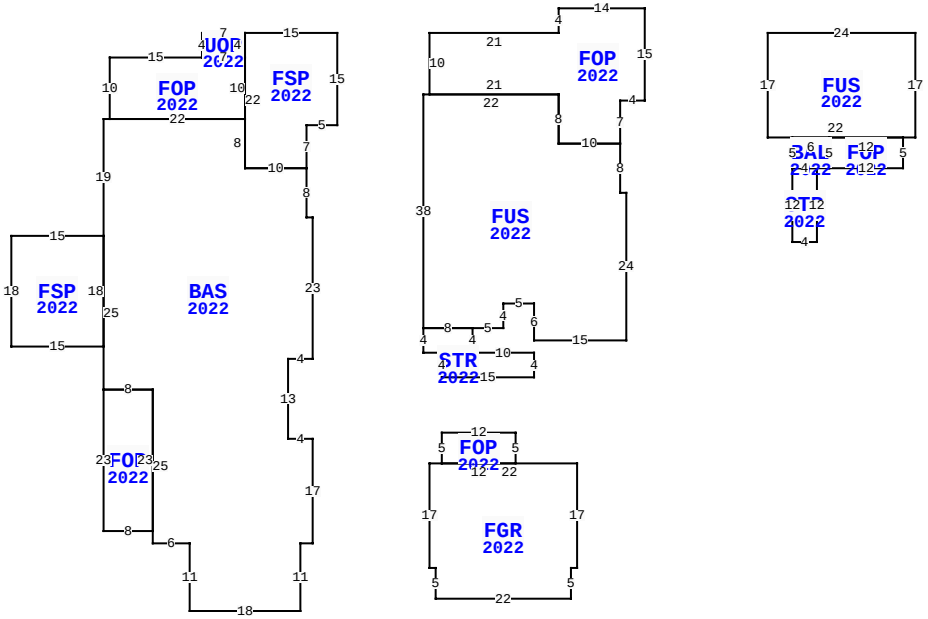
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	30	15	4	1,077
BAS	2,196	100	2,196	591,075
FGR	518	55	285	76,711
FOP	60	30	18	4,845
FOP	60	30	18	4,845
FOP	184	30	55	14,804
FOP	220	30	66	17,765
FOP	490	30	147	39,567
FSP	270	40	108	29,069
FSP	295	40	118	31,761
TOTALS	6,067		4,611	1,241,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,611	188.8852	269.16	1,241,097	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2023 Heated Area: 3772 HX Base Yr



** This building has 15 Sub-Areas

71 OLD WELL RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,241,097
TOTAL MARKET OB/XF VALUE	10,940
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,752,037
SOH/AGL Deduction	0
ASSESSED VALUE	1,752,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,752,037
TOTAL JUST VALUE	1,752,037
NCON VALUE	1,252,446
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0800	5/06/2022	WD	Q	I	01	2,200,000

GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: VOELBEL LYNN J REVO

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W15 UOP=[YR=2022] W7 S4 FOP=[YR=2022] W15 S10 BAS=[YR=2022] W1 S19 FSP=[YR=2022] W15 S18 E15 N18$ S25 FOP=[YR=2022] S23 E8 N23 W8$ E8 S25 E6 S11 E18 N11 E2 N17 W4 N13 E4 N23 W1 N8 W10 N8 W22$ E22 N10 W7$ E7 N4$ S22 E10 N7 E5 N15$ PTR=E15 FOP=[YR=2022] E21 N4 E14 S15 W4 S7 FUS=[YR=2022] S8 E1 S24 W15 N6 W5 S4 W5 STR=[YR=2022] W8 S4 E3 S4 E15 N4 W10N4$ W8 N38 E22 S8 E10$ W10 N8 W21 N10$ W15$ PTR=E15 S70 FGR=[YR=2022] E2 FOP=[YR=2022] N5 E12 S5 W12$ E22 S17 W1 S5 W22 N5 W1 N17$N70 W15$ PTR=E70 FUS=[YR=2022] E24 S17 W2 FOP=[YR=2022] S5 W12 BAL=[YR=2022] W2 STR=[YR=2022] S12 W4 N12 E4$ W4 N5 E6 S5$ N5 E12$ W22 N17$ W70$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	0	0	0	520.00	SF	10.00	10.00	100	2022	2022	3	100	5,200	
3	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	100	1,140	
4	0855	CONC PAVER	0	0	0	0	260.00	SF	10.00	10.00	100	2022	2022	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 10,940

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	500,000.00	500,000.00	500,000							

REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS