



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	272,403
BAS	192	100	192	28,455
FGR	552	55	304	45,055
FOP	185	30	56	8,300

TOTALS	2,767		2,390	354,213
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0811	CONCRETE B	0	100	0	0	2,550.00	SF	5.20	5.20	
4	1242	WD DECK A	0	100	48	16	768.00	SF	10.00	10.00	
5	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	100	100	3	300.00	SF	6.50	6.50	
7	0811	CONCRETE B	0	100	0	0	1,150.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT	

REVIEW DATE	12/18/2019	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	130.6830	155.19	370,904	1983	2013	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 2023 Heated Area: 2030 HX Base Yr 2023												

92001 CRANE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1983	1983	3	44	572	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0811	CONCRETE B	0	100	0	0	2,550.00	SF	5.20	5.20	100	1988	1988	3	57	7,558	
4	1242	WD DECK A	0	100	48	16	768.00	SF	10.00	10.00	100	1988	1988	3	20	1,536	
5	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	100	2005	2005	3	27	324	
6	0810	CONCRETE A	0	100	100	3	300.00	SF	6.50	6.50	100	2019	2019	3	99	1,931	
7	0811	CONCRETE B	0	100	0	0	1,150.00	SF	5.20	5.20	100	2019	2019	3	99	5,920	

TOTAL OB/XF												
19,801												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		354,213	
TOTAL MARKET OB/XF VALUE		19,801	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		549,014	
SOH/AGL Deduction		0	
ASSESSED VALUE		549,014	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		499,014	
TOTAL JUST VALUE		549,014	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		431,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M190667	H/AC	0	06/21/2019
B1633401	REMODEL (FLOOD DM	40,000	11/15/2016
B1632744	ADDITION	21,629	07/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/104	6/20/2023	WD	Q	I	01	930,000
GRANTOR: PUSCH GREGORY THOMAS						
GRANTEE: DE LANGE KEVIN JON						
2584/0996	8/08/2022	WD	Q	I	01	800,000
GRANTOR: KELLEY JILL M & KEITH						
GRANTEE: PUSCH GREGORY THOMA						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W12 BAS=[YR=1993] W16 N2 W7 S2 W53 S12 FGR=[YR=1993] S24 E23 N5 FOP=[YR=1993] E35 N5 W4 N2 W5 S2 W26 S5 \$ N19 W23 \$ E23 S14 E26 N2 E5 S2E4 S10 E18 N36\$ S16E12 N16\$.											