LOT 215
IN OR 2034/486
PINEY ISLAND I PB 4/69

MERSEREAU DAVID R & ASHLEY D
92013 CRANE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0215-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

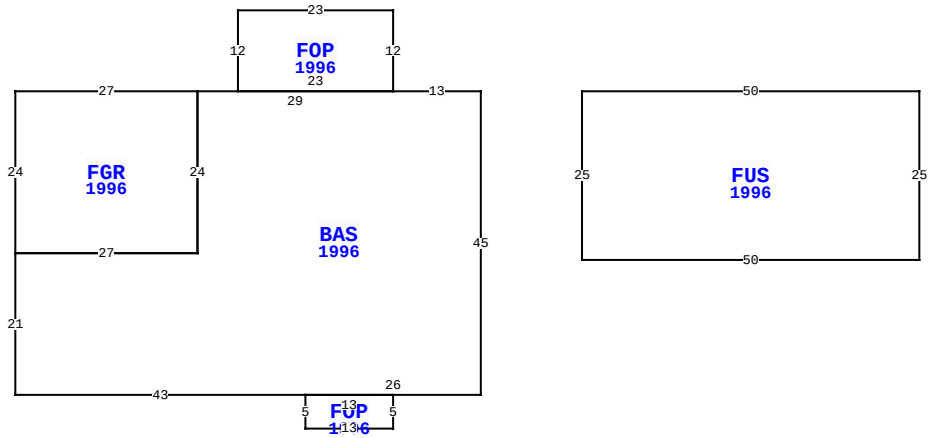
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100	2,457	240,037
FGR	648	55	356	34,779
FOP	65	30	20	1,954
FOP	276	30	83	8,109
FUS	1,250	100	1,250	122,119
TOTALS	4,696		4,166	406,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,166	102.1944	121.36	505,586	1996	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2017 Heated Area: 3707 HX Base Yr 2017



92013 CRANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		406,997
TOTAL MARKET OB/XF VALUE		12,290
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		544,287
SOH/AGL Deduction		214,720
ASSESSED VALUE		329,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,567
TOTAL JUST VALUE		544,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02418	NEW CONSTR	145,000	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/0486	3/14/2016	WD	Q	I	02	360,000
GRANTOR: HICKS GARY & LYNN						
GRANTEE: MERSEREAU DAVID R &						
0692/1278	11/19/1993	QC	U	V	10	100
GRANTOR: VEENSTRA RICHARD						
GRANTEE: HICKS GARY & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 FOP=[YR=1996] N12 W23 S12 E23$ W29 FGR=[YR=1996] W27 S24 E27 N24$ S24 W27 S21 E43 FOP=[YR=1996] S5 E13 N5 W13$ E26 N45 PTR=E15 FUS=[YR=1996] E50 S25 W50 N25$ W15$.

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	0812	CONCRETE C	0	100	0	0	3,415.00	SF	4.00	4.00	100	1996	1996	3	73	9,972	
2	0825	BRICK	0	100	15	3	45.00	SF	12.50	12.50	100	1996	1996	3	92	518	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	15.00	15.00	100	1999	1999	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 12,290

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 10/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS