

LOT 217 PT OF TRACT A
IN OR 2576/1557
PINEY ISLAND PB 4/63 & 64

RODWAY JOHN M & LAURA K
92071 CRANE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0217-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 90	0900	01	2,040	117.8254	139.92	285,437	1978	1985	0	0	25.37	74.63	VALUATION BY STANDARD														
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2023													Heated Area: 1664													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2023													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	13	LVT/LAMNT 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
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	1,664	100	1,664	173,759																									
FGR	550	55	302	31,536																									
FOP	48	30	14	1,462																									
FSP	150	40	60	6,265																									
TOTALS	2,412		2,040	213,022																									
EXTRA FEATURES															92071 CRANE DR, FERNANDINA BEACH														
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	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	1980	1980	3	35	999													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
4	0810	CONCRETE A	0	100	9	6	54.00	SF	3.90	3.90	100	1990	1990	3	62	131													
5	0810	CONCRETE A	0	100	0	0	2,430.00	SF	6.50	6.50	100	1980	1980	3	35	5,528													
6	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	1985	1985	3	20	550													
7	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2000	2000	3	27	8,996													
8	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2000	2000	3	80	3,828													
TOTAL OB/XF 21,747																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 12/27/2017 BY KW																													
Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																													

1 SNGL FAM - 100% - 2023

Heated Area: 1664

HX Base Yr 2023

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
2576/1557	7/07/2022	WD Q	I 01	383,000
GRANTOR: HUDSON JOHN E JR & JE				
GRANTEE: RODWAY JOHN M & LAU				
0723/0347	2/02/1995	WD Q	I	112,500
GRANTOR: TUCKER LAWRENCE E & D				
GRANTEE: HUDSON JOHN E JR &				

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1999] N10 W15 S10 E15 \$ W44 S1 L1 D3 S3 R1 D3 S1 FGR=[YR=1993] S25E22 N25 W22 \$ E22 S13 E22 FOP=[YR=1993] S12 E4 N12 W4 \$ E4 S12 E22 N36 \$.