

MCCRABE MICHAEL/STRAGIER-MCCRABE MICHELLE
2765 SEA ISLAND TRACE
FERNANDINA BEACH, FL 32034

00-00-31-142R-0001-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						542,429						
TOTAL MARKET OB/XF VALUE						39,864						
TOTAL LAND VALUE - MARKET						375,000						
TOTAL MARKET VALUE						957,293						
SOH/AGL Deduction						286,446						
ASSESSED VALUE						670,847						
TOTAL EXEMPTION VALUE						HX HB VX		55,000				
BASE TAXABLE VALUE						615,847						
TOTAL JUST VALUE						957,293						
NCON VALUE						8,704						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						642,857						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
20221951				SWIM POOL				0		04/12/2022		
20211325				NEW CONSTR				0		05/07/2021		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
2434/1075		2/09/2021		WD	Q	I	01	260,000				
GRANTOR: ISLANDS CLUB AMELIA L												
GRANTEE: MCCRAVE MICHAEL & M												
BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2023;ORIG=20,15] E30 S15 W30 N15 \$												
BAS=[YR=2023;ORIG=50,30] W30 S38 E8 N13 E14 N10 E8 N15 \$												
FOP=[YR=2023;ORIG=20,68] E8 S12 W8 N12 \$												
FGR=[YR=2023;ORIG=50,45] W8 S10 W14 S13 S12 E22 N35 \$												
FUS=[YR=2023;ORIG=90,30] W30 S18 E8 S4 W4 S7 W4 S13 E15 S8 E2												
S1 E11 N1 E2 N50 \$												
BAL=[YR=2023;ORIG=75,72] W15 S8 E15 N8 \$												
STR=[YR=2023;ORIG=68,48] W8 S11 E4 N7 E4 N4 \$												
BAL=[YR=2023;ORIG=60,15] E30 S15 W30 N15 \$												
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ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
75,000												
Common: 375,000												
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