



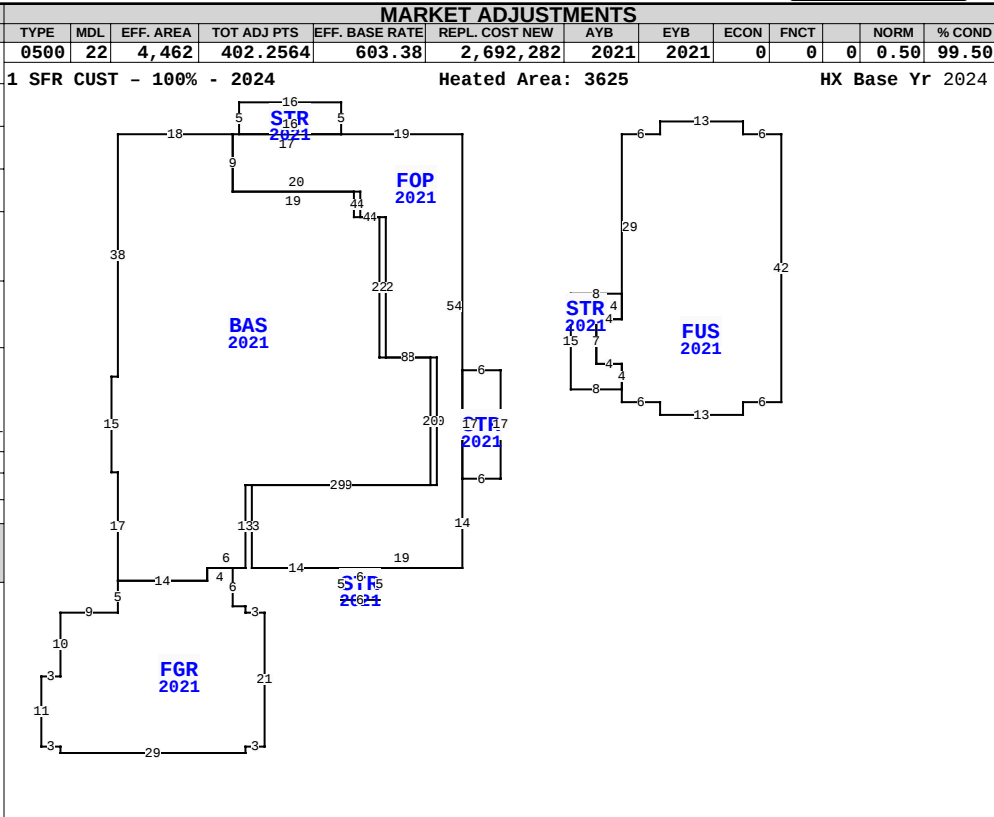
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
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
BAS	2,495	100	2,495	1,497,906
FGR	834	55	459	275,566
FOP	1,161	30	348	208,926
FUS	1,130	100	1,130	678,410
STR	30	10	3	1,801
STR	80	10	8	4,803
STR	92	10	9	5,403
STR	102	10	10	6,004

TOTALS	5,924		4,462	2,678,821
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	3,445.00	SF	10.00	10.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00



25 BALD EAGLE CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,678,821				
TOTAL MARKET OB/XF VALUE					36,086				
TOTAL LAND VALUE - MARKET					425,000				
TOTAL MARKET VALUE					3,139,907				
SOH/AGL Deduction					0				
ASSESSED VALUE					3,139,907				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					3,089,907				
TOTAL JUST VALUE					3,139,907				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,941,138				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200161	CO ISSUED	0	09/01/2021
20200161	NEW CONSTR	515,496	05/13/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2309/1335	9/13/2019	WD	Q	V	02	510,000			

GRANTOR: THE RANGE AT CRANE IS									
GRANTEE: STUBBS REX E JR & K									

BUILDING NOTES									
FOP=[YR=2021] W19 STR=[YR=2021] N5 W16 S5 E16\$ W17									
BAS=[YR=2021] W18 S38 W1 S15 E1 S17 FGR=[YR=2021] S5 W9 S10									
W3 S11 E3 S1 E29 N1 E3 N21 W3 N1 W2 N6 W4 S2 W14\$ E14 N2 E6									
N13 E29 N20 W8 N22 W4 N4 W19 N9\$ S9 E20 S4 E4 S22 E8 S20 W29									
S13 E14 STR=[YR=2021] S5 E6 N5 W6\$ E19 N14 STR=[YR=2021] E6									
N17 W6 S17\$ N54\$ PTR=E25 FUS=[YR=2021] E6 N2 E13 S2 E6 S42 W6									
S2 W13 N2 W6 N2 STR=[YR=2021] W8 N15 E8\$4 W4 S7 E4 S4\$ N4 W4									
N7 E4 N29\$ W25 \$.									