

LOT 15 & PT TRACT 16
IN OR 2568/1593
CRANE ISLAND PHASE 1 PB 8/308

ROSS FAMILY TRUST/ROSS HENRY E TRUSTEE
22 BALD EAGLE CT
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0015-0000

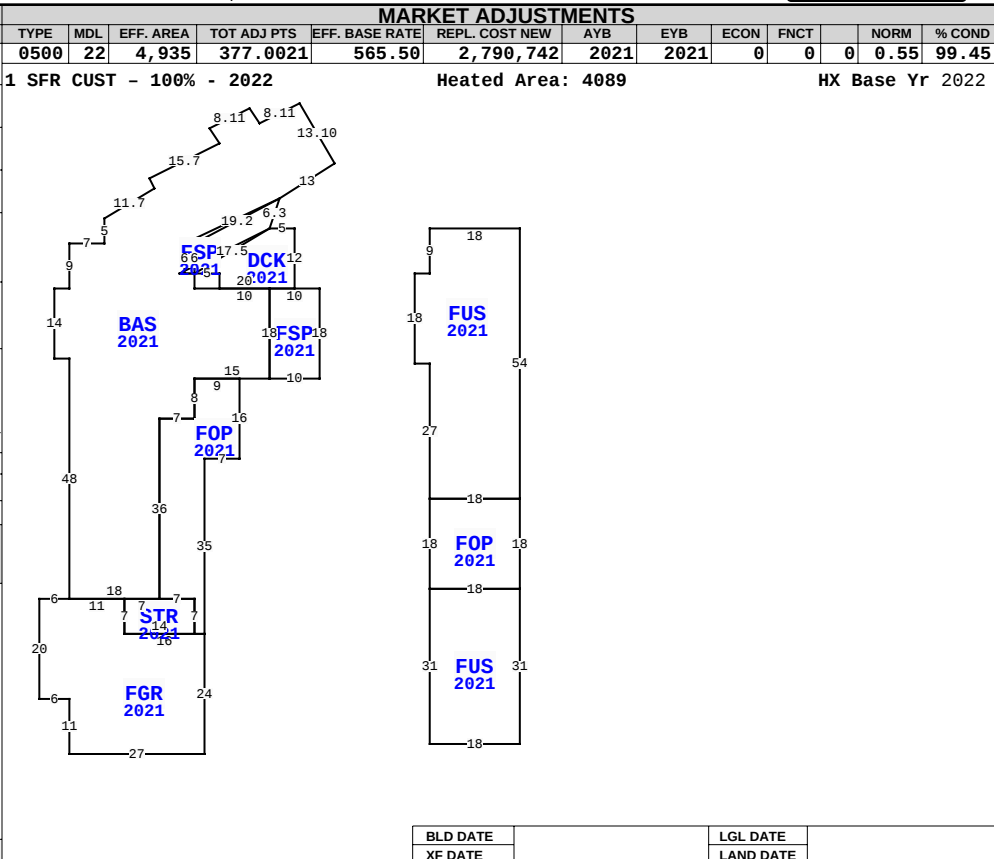


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	03	MASONRY 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	2,505	100	2,505	1,408,787
DCK	186	10	19	10,686
FGR	845	55	465	261,512
FOP	324	30	97	54,552
FOP	466	30	140	78,735
FSP	108	40	43	24,183
FSP	180	40	72	40,492
FUS	558	100	558	313,813
FUS	1,026	100	1,026	577,012
STR	98	10	10	5,624
TOTALS	6,296		4,935	2,775,393

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0500	FP-PRE FAB



22 BALD EAGLE CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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	0855	CONC PAVER	0	100	0	0		10.00	100	2021	2021	3	99	33,719	
2	0500	FP-PRE FAB	0	100	0	0		3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION			TOTAL OB/XF 37,184													
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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00

REVIEW DATE 08/09/2021 BY RKJH Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,775,393	
TOTAL MARKET OB/XF VALUE		37,184	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		3,237,577	
SOH/AGL Deduction		1,603,121	
ASSESSED VALUE		1,634,456	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		1,584,456	
TOTAL JUST VALUE		3,237,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,996,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200419	CO ISSUED	0	09/01/2021
20200419	NEW CONSTR	573,604	07/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1593	6/01/2022	WD U	I	I	11	100
GRANTOR: ROSS HENRY & ANNE						
GRANTEE: ROSS FAMILY TRUST						
2337/0062	1/22/2020	WD Q	V	V	01	475,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: ROSS HENRY & ANNE (						

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2021] W5 FSP=[YR=2021] R2 U6 BAS=[YR=2021] R11 U7 U12 L7 D4 L8 U3 L2 D4 L8 D3 R2 D7 L14 D2 R1 D6 L10 S5 W7 S9 W3 S14 E3 S48 FGR=[YR=2021] W6 S20 E6 S11 E27 N24 FOP=[YR=2021] N35 E7 N16 W9 S8 W7 S36 STR=[YR=2021] W7 S7 E14 N7 W7\$ E7 S7 E2\$ W16 N7 W11\$ E18 N36 E7 N8 E15 FSP=[YR=2021] E10 N18 W10 S18\$ N18 W10 N3 W5 N6 R17 U9 \$ L19 D9 S6 E2 R15 U9 \$ L18 D9 E3 S3 E20 N12\$ PTR=E45 FUS=[YR=2021] W18 S9 W3 S18 E3 S27 FOP=[YR=2021] S18 FUS=[YR=2021] S31 E18 N31 W18\$ E18 N18 W18\$ E18 N54\$ W45\$.	