LOT 37
CRANE ISLAND PHASE 1 PB 8/308

BALOK MARK J & BRENDA C LIVING TRUST/BALOK MARK J
89 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0037-0000

BUILDING CHARACTERISTICS

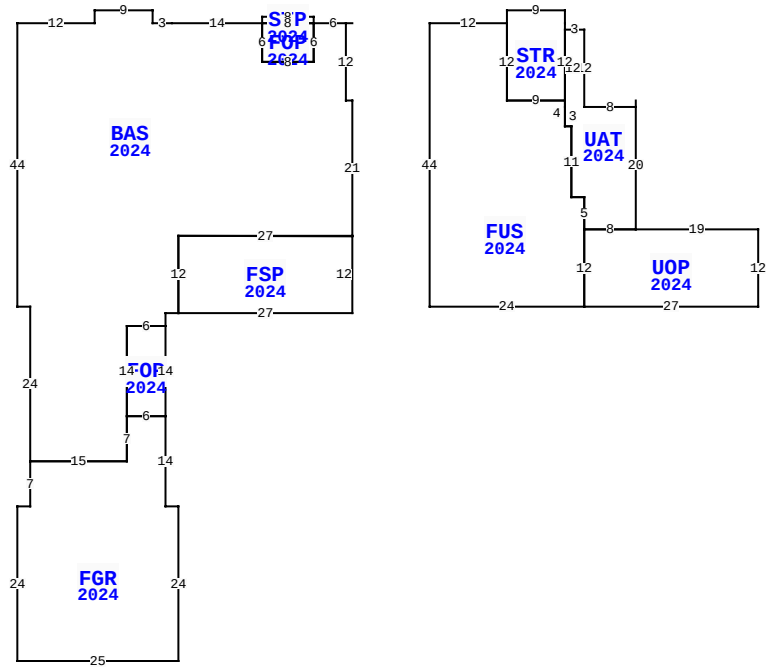
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,323	100	2,323	1,122,288
FGR	789	55	434	209,674
FOP	48	30	14	6,764
FOP	84	30	25	12,078
FSP	324	40	130	62,806
FUS	878	100	878	424,179
STP	8	10	1	483
STR	126	10	13	6,281
UAT	282	10	28	13,527
UOP	324	20	65	31,403
TOTALS	5,186		3,911	1,889,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,911	322.0818	483.12	1,889,482	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3201 HX Base Yr 2024



89 BROADBENT WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,889,482
TOTAL MARKET OB/XF VALUE		66,430
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		2,305,912
SOH/AGL Deduction		0
ASSESSED VALUE		2,305,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,255,912
TOTAL JUST VALUE		2,305,912
NCON VALUE		1,955,912
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2264	CO		11/21/2023
20222406	SWIM POOL	75,000	09/22/2022
20222264	NEW CONSTR	539,347	08/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0912	7/16/2021	WD	Q	V	01	400,000
GRANTOR: 226 DAVIES LLC						
GRANTEE: BALOK MARK J & BREN						
2353/0049	4/08/2020	WD	Q	V	01	325,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: 226 DAVIES LLC						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	2,092.00	SF	10.00	10.00	100	2024	2023		100	20,920	
2	0861	POOL GUNIT	0	100	0	0	294.00	SF	85.00	85.00	100	2024	2023		100	24,990	
3	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2024	2023		100	4,860	
4	0462	ST/AL FNC	0	100	0	0	36.00	SF	10.00	10.00	100	2024	2023		100	360	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
6	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=81,15] W6 S6 W8 N6 W14 W3 N2 W9 S2 W12 S44 E2 S24 E15 N7 N14 E6 N2 E2 N12 D0.1R27 N0.1 N21 W1 N12 $
FUS=[YR=2024;ORIG=105,15] S12 E9 S4 E1 S11 E2 S5 S12 W24 N44 E12 $
FGR=[YR=2024;ORIG=52,76] W6 S7 W15 S7 W2 S24 E25 N24 W2 N14 $
FSP=[YR=2024;ORIG=54,48] E27 S12 W27 N12 $
UOP=[YR=2024;ORIG=117,47] E8 E19 S12 W27 N12 $
UAT=[YR=2024;ORIG=125,28] W8 N12 W3 S12 S3 E1 S11 E2 S5 E8 N20 $
STR=[YR=2024;ORIG=114,15] N2 W9 S2 S12 E9 N12 $
FOP=[YR=2024;ORIG=46,62] E6 S14 W6 N14 $
FOP=[YR=2024;ORIG=67,15] E8 S6 W8 N6 $

LAND DESCRIPTION

TOTAL OB/XF 66,430

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS