LOT 38
CRANE ISLAND PHASE 1 PB 8/308

ARMSTRONG JAMES S & JULIE H
93 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	01	Quality Level 01

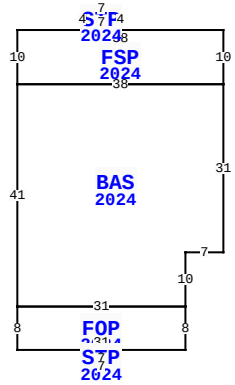
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

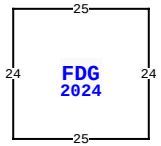
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	583,772
FDG	600	60	360	141,235
FOP	248	30	74	29,032
FSP	380	40	152	59,633
FUS	647	100	647	253,831
STP	21	10	2	785
STP	28	10	3	1,177
STR	44	10	4	1,569
TOTALS	3,456		2,730	1,071,034

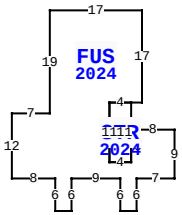
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	2,730	261.5456	392.32	1,071,034	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2135 HX Base Yr 2024







93 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		1,071,034
TOTAL MARKET OB/XF VALUE		22,450
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,443,484
SOH/AGL Deduction		0
ASSESSED VALUE		1,443,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,393,484
TOTAL JUST VALUE		1,443,484
NCON VALUE		1,093,484
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2126	CO		10/27/2023
2022-2127	COC		01/27/2023
20222127	GARAGE	0	05/10/2022
20222126	NEW CONSTR	0	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/486	10/20/2023	SW	Q	I	01	1,604,700
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ARMSTRONG JAMES S &						
2507/0502	10/20/2021	WD	Q	V	01	355,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,-59] S41 E31 N10 E7 N31 W38 $
FUS=[YR=2024;ORIG=70,10] W17 S19 W7 S12 E8 S6 E3 N6 E9 S6 E3 N6 E7 N9 W8 S6 W4 N11 E4 E2 N17 $
FSP=[YR=2024;ORIG=40,-69] E38 S10 W38 N10 $
FOP=[YR=2024;ORIG=40,-18] E31 S8 W31 N8 $
STR=[YR=2024;ORIG=64,27] E4 S11 W4 N11 $
STP=[YR=2024;ORIG=52,-73] E7 S4 W7 N4 $
STP=[YR=2024;ORIG=52,-10] E7 S3 W7 N3 $
FDG=[YR=2024;ORIG=170,-60] E25 S24 W25 N24 $
.

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	2,245.00	SF	10.00	10.00	100	2024	2023		100	22,450	

LAND DESCRIPTION

TOTAL OB/XF 22,450

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 DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS