

LOT 56
CRANE ISLAND PHASE 2A
OR 2270/910

ARMSTRONG CHARLES H & MARY REBECCA
64 WALLAN CT
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0056-0000



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/LAMMT 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100

--	--	--

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2036.0100

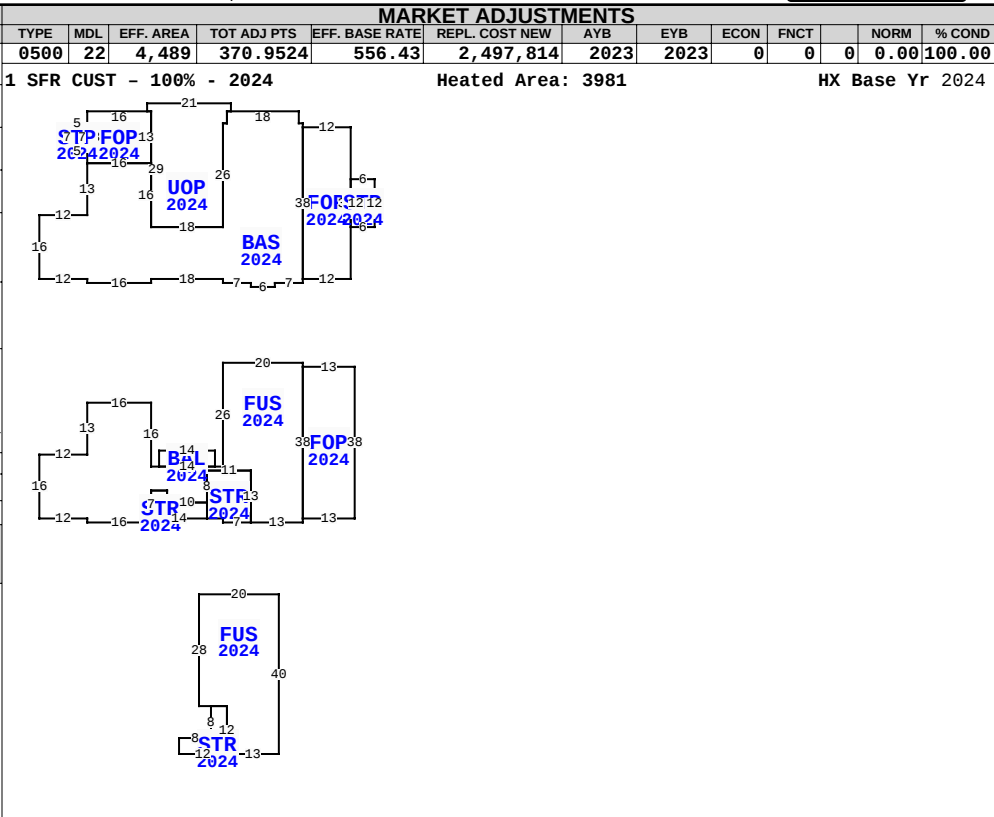
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	4,451
BAS	1,766	100	1,766	982,655
FOP	208	30	62	34,499
FOP	456	30	137	76,231
FOP	494	30	148	82,352
FUS	716	100	716	398,404
FUS	1,499	100	1,499	834,089
STP	35	10	4	2,226
STP	72	10	7	3,895
STR	68	10	7	3,895
TOTALS	6,156		4,489	2,497,814

EXTRA FEATURES

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	0810	CONCRETE A	0 100	0	0	902.00	SF	6.50	6.50	100	2024	2023		100	5,863	
2	0825	BRICK	0 100	0	0	96.00	SF	12.50	12.50	100	2024	2023		100	1,200	
3	0502	FP-CUSTOM	0 100	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	

LAND DESCRIPTION			TOTAL OB/XF 27,063													
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	750,000.00	750,000.00

REVIEW DATE 01/31/2024 BY HS



** This building has 13 Sub-Areas

64 WALLAN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,633,876	
TOTAL MARKET OB/XF VALUE		27,063	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		3,410,939	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,410,939	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		3,360,939	
TOTAL JUST VALUE		3,410,939	
NCON VALUE		2,660,939	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		750,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1119	COC		09/28/2023
20211118	CO		06/16/2023
2021-1119	DETACHED FGR	88,998	04/13/2021
2021118	4900T 3981H	514,794	03/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2383/1122	8/07/2020	WD	U	V	11
GRANTOR: CRANE ISLAND MODEL HO					
GRANTEE: ARMSTRONG CHARLES H					
2370/0105	6/17/2020	WD	Q	V	01
GRANTOR: CRANE ISLAND MODEL HO					
GRANTEE: ARMSTRONG CHARLES H					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=50,50] N16 E12 N13 E16 S16 E18 N26 E1 N3 E18 S3 E1 S1 S38 S1 W7 S1 W6 N1 W7 N1 W18 S1 W16 N1 W12 \$					
FUS=[YR=2024;ORIG=50,110] N16 E12 N13 E16 S16 E2 E14 E2 N26 E20 S1 S38 S1 W13 N13 W11 S8 W10 N3 W4 S7 S1 W16 N1 W12 \$					
FUS=[YR=2024;ORIG=90,129] E20 S40 W13 N12 W4 W3 N28 \$					
UOP=[YR=2024;ORIG=77,8] N2 E21 S2 W1 S3 W1 S26 W18 N29 W1 \$					
FOP=[YR=2024;ORIG=116,72] E13 S38 W13 N38 \$					
FOP=[YR=2024;ORIG=116,12] E12 S38 W12 N38 \$					
FOP=[YR=2024;ORIG=62,8] E16 S13 W16 N13 \$					
STR=[YR=2024;ORIG=93,157] E4 S12 W12 N4 E8 N8 \$					
STP=[YR=2024;ORIG=128,25] E6 S12 W6 N12 \$					
STR=[YR=2024;ORIG=78,110] N7 E4 S3 E10 S4 W14 \$					

Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS

ARMSTRONG CHARLES H & MARY REBECCA
64 WALLAN CT
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0056-0000

[illegible]