

LOT 60
CRANE ISLAND PHASE 2A
OR 2270/910

PERRY RONALD & BETTY
122 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	72	100	72	38,388
BAS	77	100	77	41,054
BAS	2,193	100	2,193	1,169,242
FGR	610	55	336	179,145
FOP	225	30	68	36,256
FOP	260	30	78	41,587
FOP	260	30	78	41,587
FSP	336	40	134	71,445
FST	10	55	6	3,199
FST	45	55	25	13,329
TOTALS	6,349		5,119	2,729,297

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	1,948.00	SF	10.00
2	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00
3	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	22	5,119	355.4460	533.17	2,729,297	2023	2023	0	0
1 SFR CUST - 0% - 2024									
Heated Area: 4364									
HX Base Yr									

** This building has 16 Sub-Areas									
122 BROADBENT WAY, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/30/2023				
					DC				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,729,297	
TOTAL MARKET OB/XF VALUE		77,730	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		3,207,027	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,207,027	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,207,027	
TOTAL JUST VALUE		3,207,027	
NCON VALUE		2,807,027	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		400,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1530	COC		10/02/2023
20211529	CO		06/16/2023
20222049	SWIM POOL	0	03/01/2022
2021-1530	DGR-1215 FUS592	109,251	10/05/2021
20211529	NEW CONSTR	0	07/18/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2553/0087	4/05/2022	WD Q	Q	I	01
GRANTOR: FLANNERY KENT M & JEN					
GRANTEE: PERRY RONALD & BETT					
2472/1146	6/18/2021	WD Q	Q	V	01
GRANTOR: THE RANGE AT CRANE IS					
GRANTEE: FLANNERY KENT M & J					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=20,30] N14 E16 N1 E4 N1 E17 S1 E4 S1 E19 S14 W10 W9 S25 E9 E1 S14 W19 S2 W7 N2 W13 N13 W1 N26 W10 W1 \$									
FOP=[YR=2024;ORIG=21,30] E10 S26 W10 N26 \$									
STP=[YR=2024;ORIG=18,38] E3 S8 W3 N8 \$									
FOP=[YR=2024;ORIG=61,30] E9 S25 W9 N25 \$									
FUS=[YR=2024;ORIG=30,90] E16 N1 E4 N1 E17 S1 E4 S32 W8 W15 S4 E5 S4 E10 N8 E8 S9 W5 S13 W24 N13 W1 N26 W10 W1 N14 \$									
FOP=[YR=2024;ORIG=31,104] E10 S26 W10 N26 \$									
STR=[YR=2024;ORIG=48,121] E15 S8 W10 N4 W5 N4 \$									
FSP=[YR=2024;ORIG=80,15] S1 S14 S1 E21 N11 N5 W21 \$									
UOP=[YR=2024;ORIG=101,20] E6 S8 W1 S3 W5 N11 \$									
BAS=[YR=2024;ORIG=107,17] E7 S11 W7 N11 \$									

TOTAL OB/XF									
77,730									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	0.00	0.00	1.00