

LOT 76
CRANE ISLAND PHASE 2A
OR 2270/910

VOELBEL LYNN J REV TRUST/VOELBEL RICHARD TRUSTEE
4446 THOMAS AVENUE SOUTH
MINNEAPOLIS, MN 55410

2024

19-2N-28-1000-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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
BAL	30	15	4	2,079
BAS	2,196	100	2,196	1,141,129
FGR	518	55	285	148,097
FOP	60	30	18	9,354
FOP	60	30	18	9,354
FOP	184	30	55	28,580
FOP	220	30	66	34,296
FOP	490	30	147	76,387
FSP	270	40	108	56,121
FSP	295	40	118	61,318
TOTALS	6,067		4,611	2,396,060

** This building has 15 Sub-Areas

71 OLD WELL RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

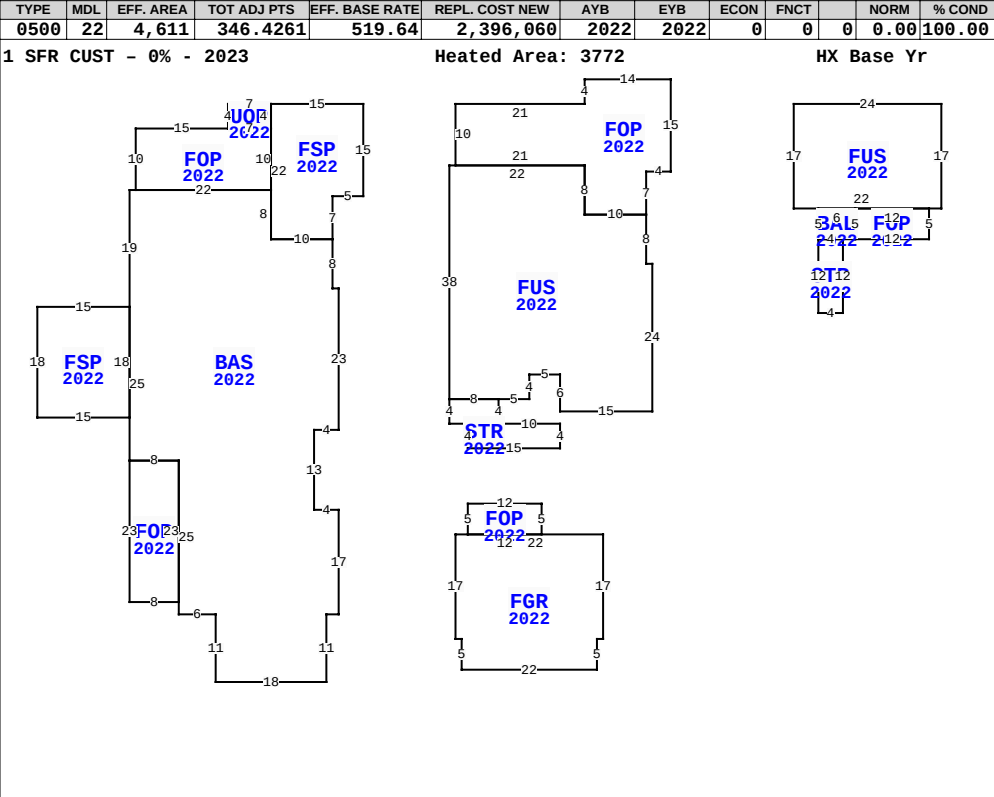
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	520.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00
4	0855	CONC PAVER	0	0	0	0	260.00	SF	10.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2022	2022	3	100	2,000	
10.00	100	2022	2022	3	100	5,200	
10.00	100	2022	2022	3	100	1,140	
10.00	100	2022	2022	3	100	2,600	

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000		

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		2,396,060
TOTAL MARKET OB/XF VALUE		10,940
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		2,907,000
SOH/AGL Deduction		979,759
ASSESSED VALUE		1,927,241
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,927,241
TOTAL JUST VALUE		2,907,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,752,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2561/0800	5/06/2022	WD	Q	I	01
SALE PRICE					
2,200,000					

GRANTOR: CRANE ISLAND MODEL H0					
GRANTEE: VOELBEL LYNN J REVO					

BUILDING NOTES					

BUILDING DIMENSIONS					
FSP=[YR=2022]	W15	UOP=[YR=2022]	W7	S4	FOP=[YR=2022]
W15	S10	BAS=[YR=2022]	W1	S19	FSP=[YR=2022]
W15	S18	E15	N18	S25	
FOP=[YR=2022]	S23	E8	N23	W8	E8
S25	E6	S11	E18	N11	E2
N17	W4	N13	E4	N23	W1
N8	W10	N8	W22	E22	N10
W7	E7	N4	S22	E10	N7
E5	N15	PTR=E15	FOP=[YR=2022]	E21	N4
E14	S15	W4	S7	FUS=[YR=2022]	S8
E1	S24	W15	N6	W5	S4
W5	S4	W5	STR=[YR=2022]	W8	S4
E3	S4	E15	N4	W10	N4
W8	N38	E22	S8	E10	W10
N8	W21	N10	S5	W15	PTR=E15
S70	FGR=[YR=2022]	E2	FOP=[YR=2022]	N5	E12
S5	W12	S5	W12	E22	S17
W1	S5	W22	N5	W1	N17
S70	W15	PTR=E70	FUS=[YR=2022]	E24	S17
W2	FOP=[YR=2022]	S5	W12	BAL=[YR=2022]	W2
STR=[YR=2022]	S12	W4	N12	E4	W4
N5	E6	S5	N5	E12	W22
N17	W70	S			