LOT 83 & PT TRACT 2
IN OR 2454/1959
CRANE ISLAND PHASE 2B

SMITH ROBERT E JR & DEBORAH T
103 OLD WELL RD
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0083-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	04	Quality Level 04

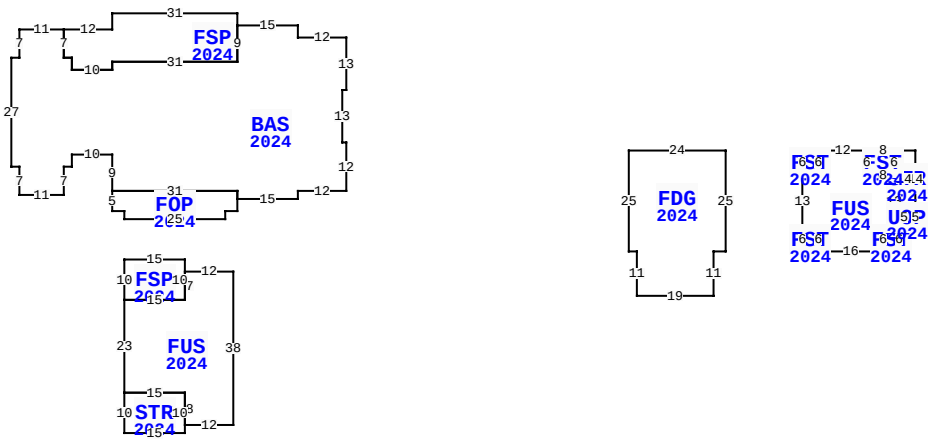
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,849	100	2,849	1,475,611
FDG	809	60	485	251,201
FOP	205	30	62	32,112
FSP	150	40	60	31,076
FSP	486	40	194	100,480
FST	24	55	13	6,733
FST	24	55	13	6,733
FST	24	55	13	6,733
FST	48	55	26	13,466
FUS	480	100	480	248,611
TOTALS	6,126		5,021	2,600,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,021	345.2904	517.94	2,600,577	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 4130 HX Base Yr 2024



** This building has 14 Sub-Areas

103 OLD WELL RD, 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		2,600,577
TOTAL MARKET OB/XF VALUE		44,960
TOTAL LAND VALUE - MARKET		1,300,000
TOTAL MARKET VALUE		3,945,537
SOH/AGL Deduction		0
ASSESSED VALUE		3,945,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		3,895,537
TOTAL JUST VALUE		3,945,537
NCON VALUE		2,645,537
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1726	COC DFG		10/09/2023
2021-1620	CO		10/05/2023
20211726	GARAGE	0	12/01/2021
20211620	NEW CONSTR	0	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1959	4/21/2021	WD	Q	V	01	1,336,900
GRANTOR: TRANQUILLI RICHARD JA						
GRANTEE: SMITH ROBERT E JR &						
2418/0524	12/17/2020	WD	Q	V	01	1,270,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: TRANQUILLI RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] W11 S7 W2 S27 E2 S7 E11 N7 E2 N3 E10 S9 E31 S2 E15 N2 E12 N12 W1 N13 E1 N13 W12 N3 W15 S9 W31 S2 W10 N3 W2 N7 $
FDG=[YR=2024;ORIG=190,50] E24 S25 W3 S11 W19 N11 W2 N25 $
FUS=[YR=2024;ORIG=80,80] E12 S38 W12 N8 W15 N23 E15 N7 $
FSP=[YR=2024;ORIG=93,19] N3 W31 S4 W12 S7 E2 S3 E10 N2 E31 N9 $
FUS=[YR=2024;ORIG=249,50] W12 S6 W4 S13 E4 S6 E16 N6 E4 N13 W8 N6 $
FOP=[YR=2024;ORIG=62,60] S5 E3 S2 E25 N2 E3 N3 N2 W31 $
STR=[YR=2024;ORIG=65,110] E15 S10 W15 N10 $
FSP=[YR=2024;ORIG=65,77] E15 S10 W15 N10 $

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	900.00	SF	10.00	10.00	100	2024	2023		100	9,000	
2	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	
3	0300	BOAT DCK W	0	100	0	0	324.00	SF	40.00	40.00	100	2024	2023		100	12,960	
4	0325	BOAT LFT C	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 44,960

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	1,300,000.00	1,300,000.00	1,300,000							

REVIEW DATE 01/31/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,300,000 Market: 0 Agricultural: 0 Common: 1,300,000 PRINTED 08/06/2024 BY SYS