

LOT 84
CRANE ISLAND PHASE 2B
OR 2377/1431

KONTIO ELIZABETH
137 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0084-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	30	VINYL 100	0500	22	6,067	410.6248	615.94	3,736,908	2023	2023	0	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024													Heated Area: 4976 HX Base Yr 2024													
Roof Cover	13	STAND SEAM 100														Tax Group: 2 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 3,736,908													
Interior Floo	12	HARDWOOD 90														TOTAL MARKET OB/XF VALUE 95,958													
Interior Floo	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET 1,300,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 5,132,866													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 500,000													
Bedrooms		5 100														ASSESSED VALUE 4,632,866													
Bathrooms		5.5 100														TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 4,582,866													
Stories	2.	2. 100														TOTAL JUST VALUE 5,132,866													
Units		0 100	NCON VALUE 3,832,866																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 1,300,000																										
Quality	04	Quality Level 04														PERMIT NUM DESCRIPTION AMT ISSUED													
DOR CODE	0100	SINGLE FAMILY														2020-0720 CO 09/11/2023													
MAP NUM		MKT AREA	01														20200720 NEW CONSTR 582,438 01/11/2021												
NEIGHBORHOOD/LOC	2036.0100																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA											
BAS	2,904	100	2,904	1,788,690														OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE											
DCK	15	10	2	1,232														2380/0644 7/23/2020 WD Q V 02 1,300,000											
DCK	152	10	15	9,239														GRANTOR: THE RANGE AT CRANE IS											
FGR	837	55	460	283,332														GRANTEE: KONTIO ELIZABETH											
FOP	189	30	57	35,109																									
FOP	308	30	92	56,666																									
FOP	669	30	201	123,804																									
FSP	187	40	75	46,196																									
FUS	452	100	452	278,405																									
FUS	1,620	100	1,620	997,823																									
TOTALS	8,794		6,067	3,736,908																									
EXTRA FEATURES					** This building has 17 Sub-Areas															BLD DATE									
					137 CRANE ISLAND DR, FERNANDINA BEACH															XF DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
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	0855	CONC PAVR	0	100	0	0		4,501.00	SF	10.00				100	45,010														
2	0825	BRICK	0	100	0	0		383.00	SF	12.50				100	4,788														
3	0300	BOAT DCK W	0	100	0	0		324.00	SF	40.00				100	12,960														
4	0325	BOAT LFT C	0	100	0	0		1.00	UT	3,000.00				100	3,000														
5	0409	ELEVATOR R	0	100	0	0		1.00	UT	10,200.00				100	10,200														
6	0502	FP-CUSTOM	0	100	0	0		2.00	UT	10,000.00				100	20,000														
LAND DESCRIPTION					TOTAL OB/XF 95,958																								
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	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 02/06/2024 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																													