LOT 85
CRANE ISLAND PHASE 2B
OR 2377/1431

REA FAMILY HOME REVOCABLE TRST/REA CONNIE ADAMS TR
141 CRANE ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0085-0000

BUILDING CHARACTERISTICS

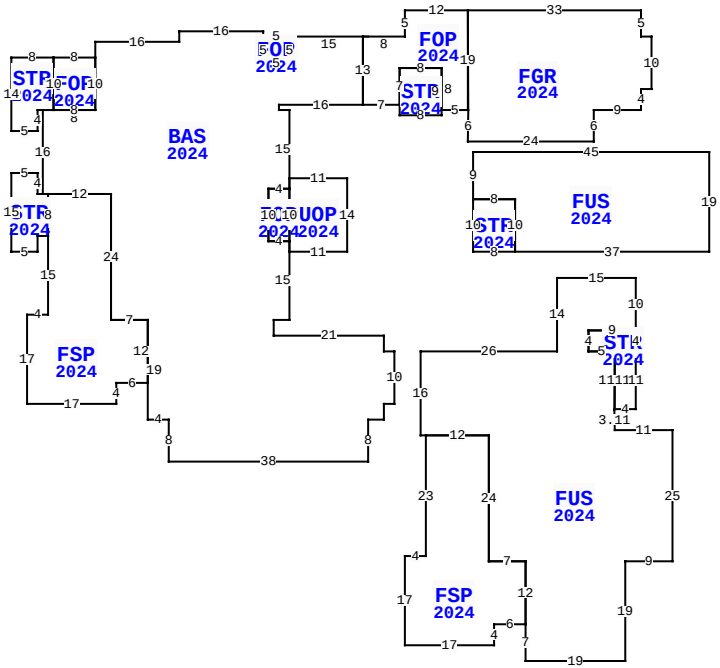
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAS	3,312	100	3,312	1,712,039
FGR	790	55	434	224,343
FOP	25	30	8	4,135
FOP	40	30	12	6,203
FOP	79	30	24	12,406
FOP	269	30	81	41,871
FSP	636	40	254	131,298
FSP	636	40	254	131,298
FUS	775	100	775	400,613
FUS	1,977	100	1,977	1,021,951
TOTALS	9,116		7,204	3,723,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	7,204	344.6134	516.92	3,723,892	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 6064 HX Base Yr 2024



** This building has 16 Sub-Areas

141 CRANE ISLAND DR, 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		3,723,892
TOTAL MARKET OB/XF VALUE		88,554
TOTAL LAND VALUE - MARKET		1,300,000
TOTAL MARKET VALUE		5,112,446
SOH/AGL Deduction		330,613
ASSESSED VALUE		4,781,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		4,731,833
TOTAL JUST VALUE		5,112,446
NCON VALUE		3,812,446
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-0761	CO		01/27/2023
20200761	NEW CONSTR	0	02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1446	9/23/2020	WD	Q	V	02	1,250,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: REA FAMILY HOME REV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W15 S5 W5 N5 N1 W16 S2 W16 S3 S10 W8 W2 S16 E1 E12 S24 E7 S19 E4 S8 E38 N8 E3 N3 E2 N10 W2 N3 W21 N3 E3 N15 W4 N10 E4 N15 W2 N1 E16 N13 $
FUS=[YR=2024;ORIG=136,56] S14 W26 S16 E1 E12 S24 E7 S12 S7 E19 N19 E9 N25 W11 U3.11L0.1 U11.1R0.1 W5 N4 E9 N10 W15 $
FGR=[YR=2024;ORIG=119,5] E33 S5 E2 S10 W2 S4 W9 S6 W24 U6R0.1 U19L0.1 $
FUS=[YR=2024;ORIG=120,32] E45 S19 W37 N10 W8 N9 $
FSP=[YR=2024;ORIG=39,40] E12 S24 E7 S12 W6 S4 W17 N17 E4 N15 N8 $
FSP=[YR=2024;ORIG=111,86] E12 S24 E7 S12 W6 S4 W17 N17 E4 N23 $

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	0825	BRICK	0	100	0	0	4,654.00	SF	12.50	12.50	100	2024	2023		100	58,175	
2	0325	BOAT LFT C	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0300	BOAT DCK W	0	100	0	0	459.00	SF	40.00	40.00	100	2024	2023		100	18,360	
4	0820	WOOD WALK	0	100	0	0	342.00	SF	11.75	11.75	100	2024	2023		100	4,019	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 88,554

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 02/05/2024 BY HS Total Acres: 0.00 Total Land Value: 1,300,000 Market: 0 Agricultural: 0 Common: 1,300,000 PRINTED 08/06/2024 BY SYS