LOT 86
CRANE ISLAND PHASE 2D
OR 2476/1701

SHAH ASUTOSH & TRUSHA
145 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0086-0000

BUILDING CHARACTERISTICS

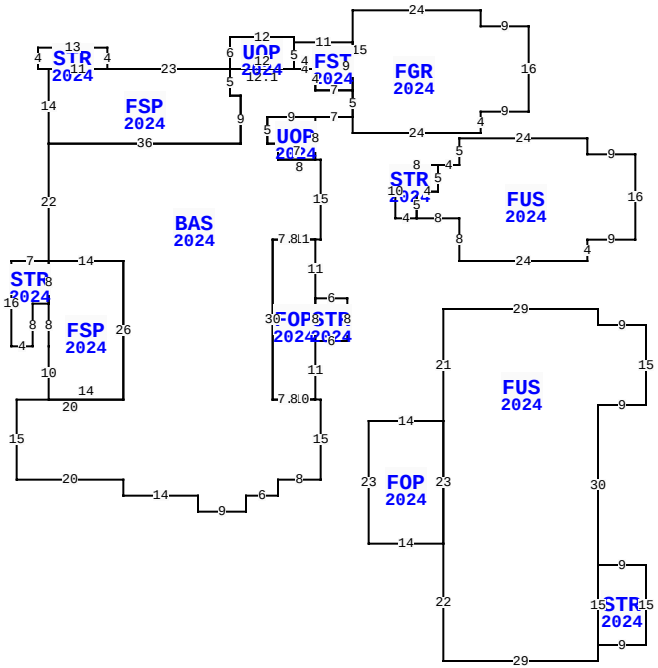
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	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	2,955	100	2,955	1,527,499
FGR	696	55	383	197,980
FOP	240	30	72	37,218
FOP	322	30	97	50,141
FSP	364	40	146	75,470
FSP	494	40	198	102,350
FST	83	55	46	23,778
FUS	756	100	756	390,792
FUS	2,049	100	2,049	1,059,169
STR	48	10	5	2,585
TOTALS	8,480		6,768	3,498,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,768	344.6134	516.92	3,498,515	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 5760 HX Base Yr 2024



** This building has 16 Sub-Areas

145 CRANE ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		3,498,515
TOTAL MARKET OB/XF VALUE		84,676
TOTAL LAND VALUE - MARKET		1,500,000
TOTAL MARKET VALUE		5,083,191
SOH/AGL Deduction		0
ASSESSED VALUE		5,083,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		5,033,191
TOTAL JUST VALUE		5,083,191
NCON VALUE		3,583,191
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021--1856	CO		09/28/2023
2021-1856	8291T 5858H 810G	966,013	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1846	7/13/2021	WD	Q	V	01	1,300,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: SHAH ASUTOSH & TRUS

BUILDING NOTES

EXTRA FEATURES

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 PAVER	0	100	0	0	2,642.00	SF	10.00	10.00	100	2024	2023		100	26,420	
2	0825	BRICK	0	100	0	0	198.00	SF	12.50	12.50	100	2024	2023		100	2,475	
3	0820	WOOD WALK	0	100	0	0	4,492.00	SF	11.75	11.75	100	2024	2023		100	52,781	
4	0325	BOAT LFT C	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=92,-5] E0.1 W12.1 S5 E2 S9 W36 S22 E14 S26 W20 S15 E20 S3 E14 S3 E9 N3 E6 N3 E8 N15 U0.1L1.2 D0.1L7.10 N30 U0.1R7.11 D0.1R1.1 N15 W8 N3 W2 N5 E9 E7 N5 W7 N4 W4 $
FUS=[YR=2024;ORIG=120,40] S21 S23 S22 E29 N3 N15 N30 E9 N15 W9 N3 W29 $
FUS=[YR=2024;ORIG=119,13] E4 N5 E24 S3 E9 S16 W9 S4 W24 N8 W8 N5 E4 N5 $
FGR=[YR=2024;ORIG=103,-16] E24 S3 E9 S16 W9 S4 W24 N3 N5 N15 $
FSP=[YR=2024;ORIG=80,-5] W23 W11 S14 E36 N9 W2 N5 $
FSP=[YR=2024;ORIG=46,31] E14 S26 W14 N10 N8 N8 $
FOP=[YR=2024;ORIG=120,61] W14 S23 E14 N23 $

LAND DESCRIPTION

TOTAL OB/XF 84,676

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1,500,000.00	1,500,000.00	1,500,000							

REVIEW DATE 02/05/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,500,000 Market: 0 Agricultural: 0 Common: 1,500,000 PRINTED 08/06/2024 BY SYS