

LOT 102
CRANE ISLAND PHASE 2E
OR 2547/578

NELSON DAVID/FREEDMAN JILL
3925 SW 95TH TERRACE
GAINESVILLE, FL 32608

2024

19-2N-28-1000-0102-0000



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	VALUATION SUMMARY											
																		VALUATION BY		STANDARD									
																		Tax Group: 2		Tax Dist:									
																		BUILDING MARKET VALUE		0									
																		TOTAL MARKET OB/XF VALUE		0									
																		TOTAL LAND VALUE - MARKET		750,000									
																		TOTAL MARKET VALUE		750,000									
																		SOH/AGL Deduction		0									
																		ASSESSED VALUE		750,000									
																		TOTAL EXEMPTION VALUE		0									
																		BASE TAXABLE VALUE		750,000									
																		TOTAL JUST VALUE		750,000									
																		NCON VALUE		0									
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		750,000									
DOR CODE						0000 VACANT										PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM																													
NEIGHBORHOOD/LOC						2036.0100																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES						144 CRANE ISLAND DR, FERNANDINA BEACH																							
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
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	000000	C	VAC RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000												
REVIEW DATE 04/05/2022 BY DC Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS																													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	750,000		
SOH/AGL Deduction	0		
ASSESSED VALUE	750,000		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	750,000		
TOTAL JUST VALUE	750,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	750,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0764	2/17/2023	WD Q	Q	V	01	750,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: NELSON DAVID & JILL						

BUILDING NOTES									

BUILDING DIMENSIONS									

TOTAL OB/XF																									
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	000000	C	VAC RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								