

LOT 109
CRANE ISLAND PHASE 2A
OR 2270/910

SIMOURIAN JOHN II & CANDACE P
129 CRANE ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
FGR	1,023	55	563	271,766
FOP	220	30	66	31,859
FSP	220	40	88	42,478
FST	492	55	271	130,814
FUS	1,525	100	1,525	736,133
FUS	1,525	100	1,525	736,133
SFB	330	80	264	127,435
STR	100	10	10	4,827
STR	100	10	10	4,827
STR	150	10	15	7,241
TOTALS	5,685		4,337	2,093,513

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
6	0811	CONCRETE B	0	100	0	0	2,035.00	SF	5.20	5.20	
7	1075	TRELLIS G	0	100	0	0	168.00	SF	35.00	35.00	
8	0825	BRICK	0	100	0	0	265.00	SF	12.50	12.50	
9	0820	WOOD WALK	0	100	0	0	572.00	SF	11.75	11.75	
10	0825	BRICK	0	100	0	0	68.00	SF	12.50	12.50	
11	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	
12	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	4,337	321.8051	482.71	2,093,513	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024											
Heated Area: 3314											
HX Base Yr 2024											
FGR 2024											
FOP 2024											
FST 2024											
STR 2024											
FUS 2024											
FSP 2024											

129 CRANE ISLAND DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 DC											

TOTAL OB/XF											
57,546											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
2,093,513											
TOTAL MARKET OB/XF VALUE											
57,546											
TOTAL LAND VALUE - MARKET											
375,000											
TOTAL MARKET VALUE											
2,526,059											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
2,526,059											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
2,476,059											
TOTAL JUST VALUE											
2,526,059											
NCON VALUE											
2,206,083											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
375,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1846	C0		10/27/2023
2021-1846	4903T 3029H 1427F	589,626	02/04/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1069	10/27/2023	WD	Q	I	01	3,200,000	
GRANTOR:PICKETT CONSTRUCTION							
GRANTEE:SIMOURIAN JOHN II &							
2519/0531	11/05/2021	WD	Q	V	01	345,700	
GRANTOR:THE RANGE AT CRANE IS							
GRANTEE:PICKETT CONSTRUCTIO							

BUILDING NOTES											
FGR=[YR=2024;ORIG=50,0] W31 S33 E31 N33 \$											
SFB=[YR=2024;ORIG=19,0] W10 S33 E10 N33 \$											
FST=[YR=2024;ORIG=50,33] W31 W10 S12 E41 N12 \$											
FUS=[YR=2024;ORIG=70,0] S10 W10 S35 E41 N12 W11 N20 E11 N13 W31 \$											
STR=[YR=2024;ORIG=60,0] E10 S10 W10 N10 \$											
FOP=[YR=2024;ORIG=101,13] W11 S20 E11 N7 N7 N6 \$											
STR=[YR=2024;ORIG=101,19] S7 E5 S8 E5 N23 W5 S8 W5 \$											
FUS=[YR=2024;ORIG=120,10] S35 E41 N12 W11 N20 E11 N13 W31 S10 W10 \$											
STR=[YR=2024;ORIG=120,0] E10 S10 W10 N10 \$											
FSP=[YR=2024;ORIG=150,13] E11 S20 W11 N20 \$											