LOT 110
CRANE ISLAND PHASE 2A
OR 2270/910

GASSER WILBERT W III TRUST/GASSER WILBERT W III TR
131 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0110-0000

BUILDING CHARACTERISTICS

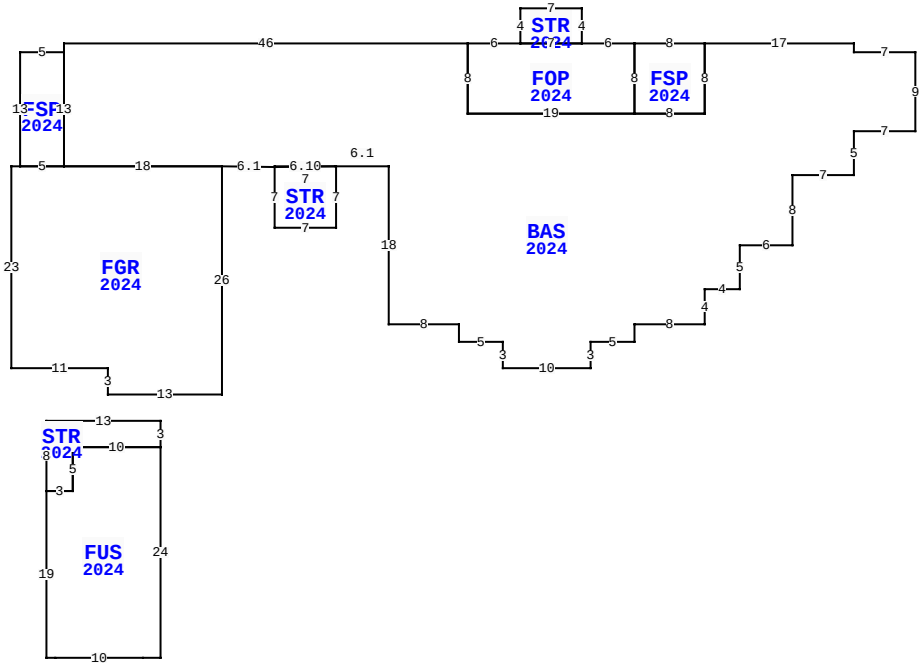
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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
BAS	1,943	100	1,943	1,055,068
FGR	591	55	325	176,478
FOP	152	30	46	24,978
FSP	64	40	26	14,118
FSP	65	40	26	14,118
FUS	297	100	297	161,274
STR	28	10	3	1,629
STR	49	10	5	2,715
STR	54	10	5	2,715
TOTALS	3,243		2,676	1,453,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	2,676	362.0053	543.01	1,453,095	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2240 HX Base Yr



131 CRANE ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,453,095
TOTAL MARKET OB/XF VALUE	18,465
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	1,846,560
SOH/AGL Deduction	0
ASSESSED VALUE	1,846,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,846,560
TOTAL JUST VALUE	1,846,560
NCON VALUE	1,471,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211564			04/07/2023
20211564	3203T2249H611G323	333,801	02/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1461	4/16/2021	WD	Q	V	01	390,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: GASSER WILBERT W II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,10] W7 N1 W17 S8 W8 W19 N8 W46 S1 S13 E18 D0.1R6.1 U0.1R6.10 U0R6.1 S18 E8 S2 E5 S3 E10 N3 E5 N2 E8 N4 E4 N5 E6 N8 E7 N5 E7 N9 $
FSP=[YR=2024;ORIG=78,9] E8 S8 W8 N8 $
FOP=[YR=2024;ORIG=59,9] E6 E7 E6 S8 W19 N8 $
STR=[YR=2024;ORIG=65,5] E7 S4 W7 N4 $
FGR=[YR=2024;ORIG=31,23] W18 W5 W1 S23 E11 S3 E13 N26 $
FSP=[YR=2024;ORIG=8,10] E5 S13 W5 N13 $
STR=[YR=2024;ORIG=37,23] E7 S7 W7 N7 $
FUS=[YR=2024;ORIG=11,60] S19 E1 E10 E2 N24 W10 S5 W3 $
STR=[YR=2024;ORIG=24,52] W13 S8 E3 N5 E10 N3 $
.

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	0811	CONCRETE B	0	0	0	0	1,200.00	SF	5.20	5.20	100	2024	2023		100	6,240	
2	0825	BRICK	0	0	0	0	102.00	SF	12.50	12.50	100	2024	2023		100	1,275	
3	0462	ST/AL FNC	0	0	30	1	30.00	SF	10.00	10.00	100	2024	2023		100	300	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
5	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
6	0825	BRICK	0	0	0	0	28.00	SF	12.50	12.50	100	2024	2023		100	350	

LAND DESCRIPTION

TOTAL OB/XF 18,465

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 02/06/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS