LOT 111
CRANE ISLAND PHASE 2A
OR 2270/910

DICICCO GARY & KRISTEN
100 OLD WELL RD
FERNANDINA BEACH, FL 32034

2024

19-2N-28-1000-0111-0000

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		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

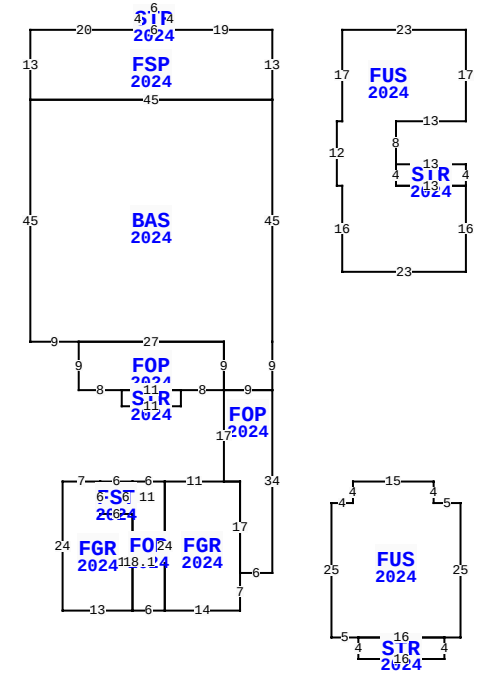
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100	2,106	1,026,464
FGR	276	55	152	74,085
FGR	336	55	185	90,169
FOP	144	30	43	20,958
FOP	243	30	73	35,580
FOP	255	30	76	37,042
FSP	585	40	234	114,052
FST	36	55	20	9,748
FUS	660	100	660	321,684
FUS	891	100	891	434,273
TOTALS	5,705		4,456	2,171,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,456	324.9355	487.40	2,171,854	2023	2023	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2024 Heated Area: 3657 HX Base Yr 2024



** This building has 14 Sub-Areas

100 OLD WELL RD, 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		2,171,854
TOTAL MARKET OB/XF VALUE		38,441
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		2,585,295
SOH/AGL Deduction		0
ASSESSED VALUE		2,585,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,535,295
TOTAL JUST VALUE		2,585,295
NCON VALUE		2,210,295
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1724	CO - BLDG 150		09/26/2023
20211577	CO		06/16/2023
20211724	GARAGE	0	12/01/2021
20211577	NEW CONSTR	425,576	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0293	5/28/2021	WD	Q	V	01	370,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: DICICCO GARY & KRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W45 S45 E9 E27 S9 E9 N9 N45 $
FUS=[YR=2024;ORIG=93,-13] S17 W1 S12 E1 S16 E23 N16 W13 N4 N8 E13 N17 W23 $
FUS=[YR=2024;ORIG=95,71] S4 W4 S25 E5 E16 E3 N25 W5 N4 W15 $
FSP=[YR=2024;ORIG=35,-13] E20 E6 E19 S13 W45 N13 $
FGR=[YR=2024;ORIG=74,71] W3 W11 S24 E14 N7 N17 $
FGR=[YR=2024;ORIG=48,71] W7 S24 E13 N18 W6 N6 $
FOP=[YR=2024;ORIG=71,54] E9 S34 W6 N17 W3 N17 $
FOP=[YR=2024;ORIG=44,45] E27 S9 W8 W11 W8 N9 $
FOP=[YR=2024;ORIG=60,71] W6 S5.11 S18.1 E6 N24 $
STR=[YR=2024;ORIG=96,100] E16 S4 W16 N4 $
STR=[YR=2024;ORIG=103,12] E13 S4 W13 N4 $

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	100	0	0	1,080.00	SF	5.20	5.20	100	2024	2023		100	5,616	
2	0825	BRICK	0	100	0	0	210.00	SF	12.50	12.50	100	2024	2023		100	2,625	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
4	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 38,441

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	375,000.00	375,000.00	375,000							

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