

LOT 217 PT OF TRACT A
IN OR 2576/1557
PINEY ISLAND PB 4/63 & 64

RODWAY JOHN M & LAURA K
92071 CRANE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0217-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4016.00
------------------	---------

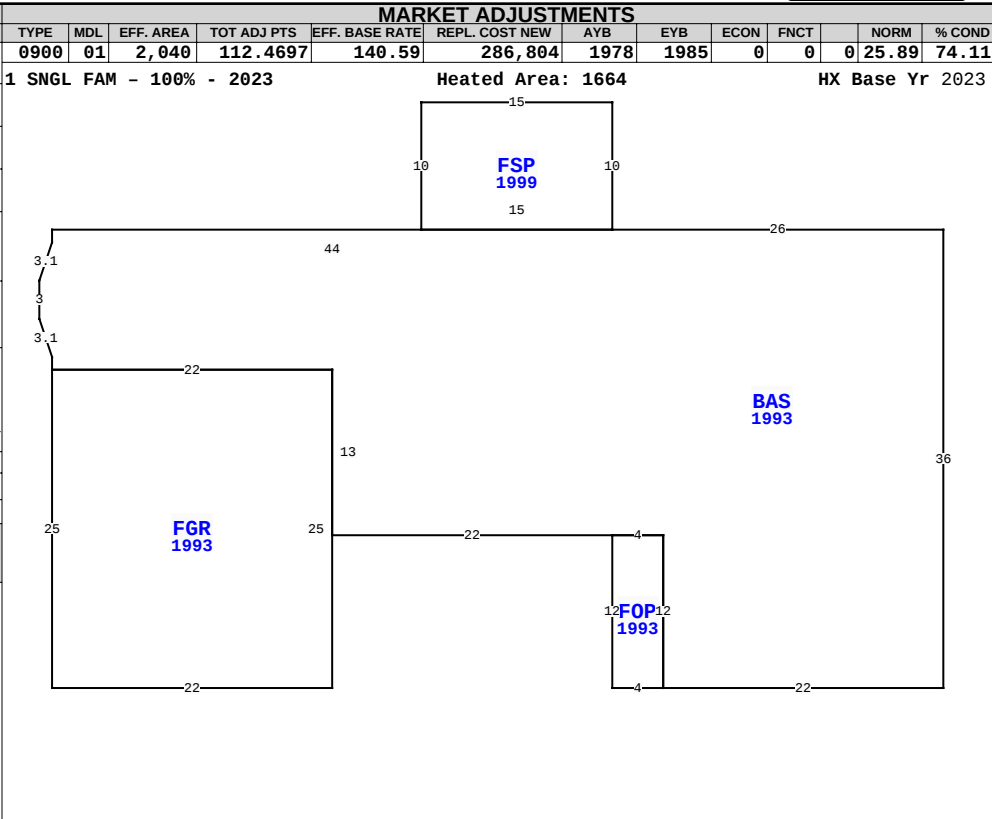
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	173,374
FGR	550	55	302	31,466
FOP	48	30	14	1,458
FSP	150	40	60	6,251

TOTALS	2,412		2,040	212,550
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	9	6	54.00	SF	3.90	3.90	
4	0810	CONCRETE A	0	100	0	0	2,430.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	

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

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



92071 CRANE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/22/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	1980	1980	3	32.5	928	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0810	CONCRETE A	0	100	9	6	54.00	SF	3.90	3.90	100	1990	1990	3	59.5	125	
4	0810	CONCRETE A	0	100	0	0	2,430.00	SF	6.50	6.50	100	1980	1980	3	32.5	5,133	
5	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	1985	1985	3	20	550	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2000	2000	3	25	8,330	
7	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2000	2000	3	79	3,780	

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

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 7										Tax Dist:	
BUILDING MARKET VALUE										212,550	
TOTAL MARKET OB/XF VALUE										20,474	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										383,024	
SOH/AGL Deduction										12,462	
ASSESSED VALUE										370,562	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										320,562	
TOTAL JUST VALUE										383,024	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										359,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705339	REPAIR/RRF	0	08/01/2017
B1226545	REPAIR/RRF	700	10/01/2012
E007023	SWIM POOL	0	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/1557	7/07/2022	WD	Q	I	01	383,000	
GRANTOR: HUDSON JOHN E JR & JE							
GRANTEE: RODWAY JOHN M & LAU							
0723/0347	2/02/1995	WD	Q	I		112,500	
GRANTOR: TUCKER LAWRENCE E & D							
GRANTEE: HUDSON JOHN E JR &							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FSP=[YR=1999] N10 W15 S10 E15 \$ W44 S1 L1 D3 S3 R1 D3 S1 FGR=[YR=1993] S25E22 N25 W22 \$ E22 S13 E22 FOP=[YR=1993] S12 E4 N12 W4 \$ E4 S12 E22 N36 \$.											