

MCCRANIE DANIEL JR & ELIZABETH
95094 ARBOR LN
FERNANDINA BEACH, FL 32034

44-2N-28-5140-0002-0110

[illegible]

BLOCK 2 LOT 11
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

MCCRANIE DANIEL JR & ELIZABETH
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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

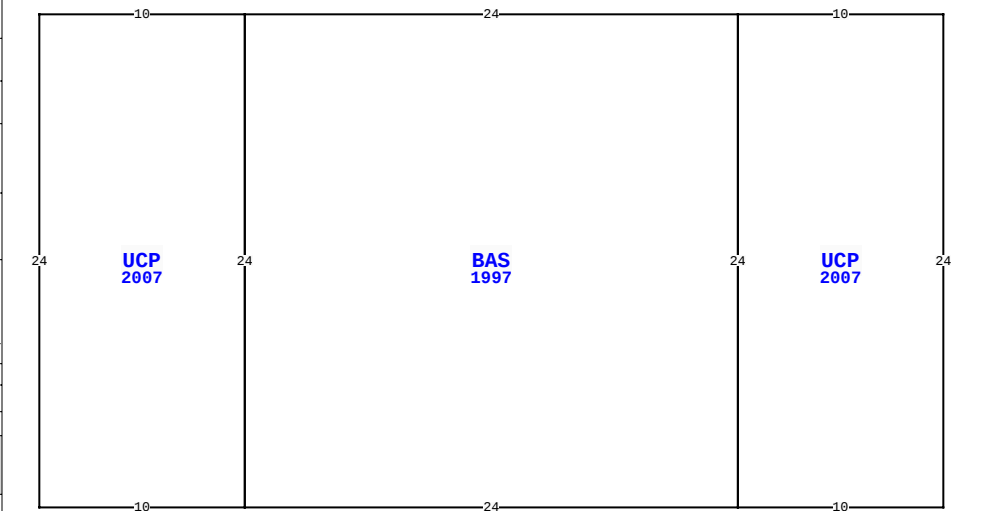
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	10,352
UCP	240	20	48	862
UCP	240	20	48	862
TOTALS	1,056		672	12,077

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0812	CONCRETE C	0	100	0	0	4,960.00	SF	4.00	4.00	
12	0350	CARPORT WD	0	100	40	28	1,120.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	672	90.0900	31.53	21,188	1997	1998	0	0	43.00	57.00
2 GARAGE RES - 100% - 2008 Heated Area: 576 HX Base Yr 2008											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
18,189											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		510,524	
TOTAL MARKET OB/XF VALUE		44,080	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,304,604	
SOH/AGL Deduction		623,035	
ASSESSED VALUE		681,569	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		631,569	
TOTAL JUST VALUE		1,304,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		937,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704075	GARAGE	15,500	07/01/1997
4212	N/A	29,640	07/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1473/0044	1/19/2007	WD	Q	I		825,000	
GRANTOR: HUTCHISON DAVID A & J							
GRANTEE: MCCRANIE DANIEL I J							
0734/0398	7/18/1995	WD	U	I	01	100	
GRANTOR: HUTCHISON DAVID A & J							
GRANTEE: HUTCHISON DAVID A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2007] W10 BAS=[YR=1997] W24 UCP=[YR=2007] W10 S24 E10 N24\$ S24 E24 N24\$ S24 E10 N24\$.											