PT OF LOT 2
IN OR 1881/946
CASHEN PARK SUB PB 2/49

CRANE BRIAN A & ALICIA M
2128 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0170-0002-0010

BUILDING CHARACTERISTICS

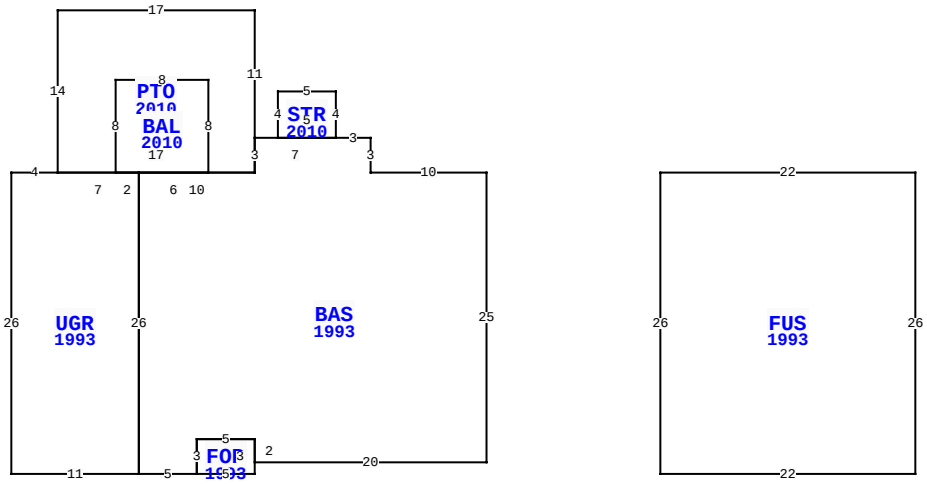
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2010	10	758
BAS	775	100	1993	775	58,747
FOP	15	30	1993	4	303
FUS	572	100	1993	572	43,359
PTO	238	5	2010	12	910
STR	20	10	2010	2	152
UGR	286	45	1993	129	9,778
TOTALS	1,970			1,504	114,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	103.8360	103.84	156,175	1955	1975	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1347 HX Base Yr 2014



2128 AMELIA RD, FERNANDINA BEACH

BLD DATE	03/20/2014 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		114,008
TOTAL MARKET OB/XF VALUE		1,973
TOTAL LAND VALUE - MARKET		127,224
TOTAL MARKET VALUE		243,205
SOH/AGL Deduction		141,968
ASSESSED VALUE		101,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,515
TOTAL JUST VALUE		243,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1881/0946	9/25/2013	WD	Q	I	02	155,000
GRANTOR: WISEMAN ANN MARIE						
GRANTEE: CRANE BRIAN A & ALI						
1689/0456	6/07/2010	WD	U	I	11	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WISEMAN ANN MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N3 W3 STR=[YR=2010] N4 W5 S4 E5$W7
PTO=[YR=2010] N11 W17 S14 UGR=[YR=1993] W4 S26 E11 N26
BAL=[YR=2010] W2 N8 E8 S8 W6$ W7$ E17 N3$ S3 W10 S26 E5
FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 S2 E20 N25$ PTR= E15
FUS=[YR=1993] E22S26 W22 N26 $ W15 $.

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	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	1955	1955	3	20	105	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1955	1955	3	20	68	
3	0940	SHEDS/PORT	0	100	15	12	180.00	SF	30.00	30.00	100	1960	1960	3	20	1,080	
4	0940	SHEDS/PORT	0	100	15	8	120.00	SF	30.00	30.00	100	1988	1988	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 1,973

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	RES	100		RM	70.00	185.00	70.68	FF		1.00	1.00	1.00	1,800.00	1,800.00	127,224							

REVIEW DATE 03/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 127,224 Market: 0 Agricultural: 0 Common: 127,224 PRINTED 07/30/2025 BY SYS