PT OR 2675/103
PT OF GOVT LOTS 2 & 3 IN
SEC 6 "ACCESS ROAD"

THE CRANE ISLAND HOA INC
C/O AMELIA ISLAND MANAGEMENT, 5440 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2025

19-2N-28-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAILEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	780
TOTAL MARKET VALUE	780
SOH/AGL Deduction	0
ASSESSED VALUE	780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	780
TOTAL JUST VALUE	780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/103	10/19/2023	QC	U	V	11	100
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: THE CRANE ISLAND HO						
1903/0369	2/16/2014	QC	U	V	11	100
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: THE RANGE AT CRANE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009400	C	RIGHT-OF-WAY	0			0.00	0.00	4.88	AC		1.00	1.00	1.00	100.00	100.00	488							
2	009500	C	SUBMERGED	0			0.00	0.00	11.69	AC		1.00	1.00	1.00	25.00	25.00	292							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 16.57 Total Land Value: 780 Market: 0 Agricultural: 0 Common: 780 PRINTED 07/30/2025 BY SYS