

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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								

Heated Area: 2829 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,740,971
TOTAL MARKET OB/XF VALUE			28,274
TOTAL LAND VALUE - MARKET			550,000
TOTAL MARKET VALUE			2,319,245
SOH/AGL Deduction			473,450
ASSESSED VALUE			1,845,795
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,845,795
TOTAL JUST VALUE			2,319,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,230,379

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2036.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100	2022	1,697	844,122
DCK	48	10	2022	5	2,488
FDG	815	60	2022	489	243,239
FOP	152	30	2022	46	22,881
FOP	228	30	2022	68	33,825
FUS	496	100	2022	496	246,720
FUS	636	100	2022	636	316,359
STP	96	10	2022	10	4,974
STP	102	10	2022	10	4,974
STR	85	10	2022	8	3,979
TOTALS	4,500			3,500	1,740,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200908	NEW CONSTR	0	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0068	5/22/2020	WD Q	Q	V	01	525,000

GRANTOR: CRANE ISLAND MODEL HO
GRANTEE: STAMM TODD M

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	0855	CONC PAVR	0	0	0	0		2,856.00	SF	10.00				10.00	28,274

** This building has 12 Sub-Areas

2 CRANE ISLAND DR, FERNANDINA BEACH

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W14 S1 S12 W35 S25 E1 S10 E15 N2 N8 E19 S10 E14 N18 N30 \$			
FDG=[YR=2022;ORIG=77,14] W12 N2 W25 S23 E25 N1 E12 N20 \$			
FUS=[YR=2022;ORIG=14,0] E14 S16 E2 S12 W2 S5 W4 S15 W10 N48 \$			
FUS=[YR=2022;ORIG=77,18] E6 N6 E13 S6 E6 S2 E11 S7 W11 S1 W6 S7 W13 N7 W6 N10 \$			
FOP=[YR=2022;ORIG=-14,1] W1 W18 S4 S8 E19 N12 \$			
FOP=[YR=2022;ORIG=-33,46] E1 E18 N8 W19 S8 \$			
UOP=[YR=2022;ORIG=-33,5] W15 S8 E15 N8 \$			
STP=[YR=2022;ORIG=-32,46] S6 E17 N6 W17 \$			
STP=[YR=2022;ORIG=-15,1] N6 W16 S6 E16 \$			
STR=[YR=2022;ORIG=28,33] S15 W4 N4 W5 N5 E5 N6 E4 \$			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							