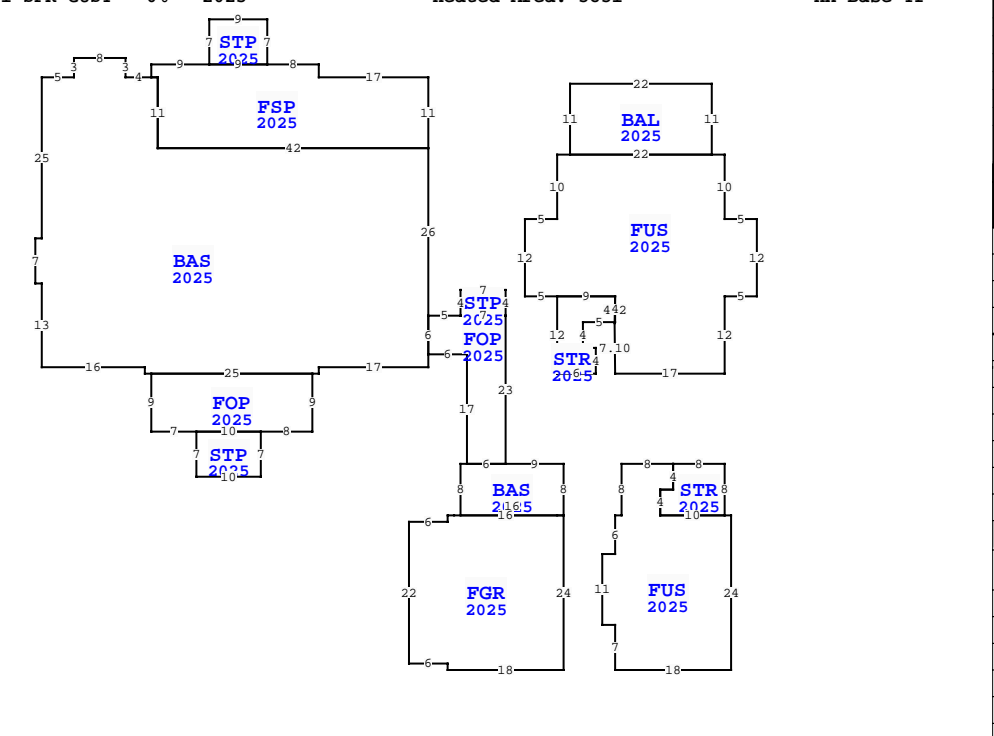


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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%	- 2025		Heated Area: 3831					HX Base Yr			



** This building has 14 Sub-Areas
30 BALD EAGLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			2,082,784
TOTAL MARKET OB/XF VALUE			35,563
TOTAL LAND VALUE - MARKET			1,250,000
TOTAL MARKET VALUE			3,368,347
SOH/AGL Deduction			205,000
ASSESSED VALUE			3,163,347
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,163,347
TOTAL JUST VALUE			3,368,347
NCON VALUE			2,118,347
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			950,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222186	GARAGE	0	06/14/2022
20222185	NEW CONSTR	0	05/20/2022
2022-2186			
2022-2185			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1232	12/16/2021	WD	Q	V	02	1,150,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: BORGSTROM HENRIK &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-10,0] W42 N11 W1 W4 N3 W8 S3 W5 S25 W1 S7 E1 S13 E16 S1 E1 E25 E1 N1 E17 N2 N6 N26 \$	
FUS=[YR=2025;ORIG=10,1] E2 E22 E2 S10 E5 S12 W5 S12 W17 U7.10L0.1 U4.2R0.1 W9 W5 N12 E5 N10 \$	
BAL=[YR=2025;ORIG=12,-10] E22 S11 W22 N11 \$	
STR=[YR=2025;ORIG=19,23] W9 S12 E6 N4 W2 N4 E5 N4 \$	
FSP=[YR=2025;ORIG=-53,-13] E9 E9 E8 S2 E17 S11 W42 N11 W1 N2 \$	
STP=[YR=2025;ORIG=-44,-20] E9 S7 W9 N7 \$	
FOP=[YR=2025;ORIG=-53,35] E25 S9 W8 W10 W7 N9 \$	
STP=[YR=2025;ORIG=-46,44] E10 S7 W10 N7 \$	
FOP=[YR=2025;ORIG=-10,26] E5 E7 S23 W6 N17 W6 N6 \$	

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
BAL	242	15	2025	36	16,537
BAS	128	100	2025	128	58,799
BAS	2,296	100	2025	2,296	1,054,714
FGR	564	55	2025	310	142,405
FOP	174	30	2025	52	23,887
FOP	225	30	2025	68	31,237
FSP	514	40	2025	206	94,630
FUS	510	100	2025	510	234,279
FUS	897	100	2025	897	412,055
STP	28	10	2025	3	1,378
TOTALS	5,859			4,534	2,082,784

EXTRA FEATURES																	
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	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	
2	0825	BRICK	0	0	0	0	741.00	SF	12.50	12.50	100	2025	2024		100	9,263	
3	0812	CONCRETE C	0	0	0	0	2,065.00	SF	4.00	4.00	100	2025	2024		100	8,260	
4	0462	ST/AL FNC	0	0	0	0	744.00	SF	10.00	10.00	100	2025	2024		100	7,440	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,250,000.00	1,250,000.00	1,250,000							