

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		5	100
Bathrooms		6	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	94	100	2025
BAS	2,929	100	2025
DCK	28	10	2025
FGR	666	55	2025
FOP	174	30	2025
FOP	196	30	2025
FOP	264	30	2025
FOP	370	30	2025
FSP	585	40	2025
FUS	525	100	2025
TOTALS	8,689		

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: 5108											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			3,235,939
TOTAL MARKET OB/XF VALUE			73,067
TOTAL LAND VALUE - MARKET			1,300,000
TOTAL MARKET VALUE			4,609,006
SOH/AGL Deduction			255,000
ASSESSED VALUE			4,354,006
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,354,006
TOTAL JUST VALUE			4,609,006
NCON VALUE			3,309,006
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			950,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0186	POOL		04/20/2023
20222594	NEW CONSTR	1,200,000	11/30/2022
2022-2594			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1043	12/16/2021	WD	Q	V	01	1,150,000

GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: PITTMAN WALTER CALL

\*\* This building has 18 Sub-Areas  
53 CORD GRASS CT, FERNANDINA BEACH

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=-20,-10] W18 S3 W10 S1 S14 W14 W1 S18 E15 S39 E16 S1 E23 N3 E8 N15 W2 W10 N37 W1 W6 N20 N1 \$											
FUS=[YR=2025;ORIG=49,42] N13 E4 N9 E21 S9 E2 S27 W9 S10 E6 S11 W24 N13 W9 N22 E9 \$											
UOP=[YR=2025;ORIG=-62,-6] W8 W7 W8 S6 E3 E12 S30 W3 S9 W9 S3 D23R8 E5 E4 E2 N39 N18 E1 N14 \$											
FGR=[YR=2025;ORIG=4,-11] S2 S6 W5 S10 E6 S6 E23 N6 E1 N2 E2 N14 W2 N2 W25 \$											
FSP=[YR=2025;ORIG=-63,26] E15 S39 W15 N39 \$											
FUS=[YR=2025;ORIG=54,-7] E5 N2 E9 N2 E7 S2 E9 S18 W3 S1 W18 N2 W2 N4 W7 N4 N7 \$											
FOP=[YR=2025;ORIG=-13,11] E10 S13 S11 S13 W10 N37 \$											

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	0811	CONCRETE B	0	0	0	0	1,576.00	SF	5.20	5.20	100	2025	2024		100	8,195	
2	0825	BRICK	0	0	0	0	352.00	SF	12.50	12.50	100	2025	2024		100	4,400	
3	0820	WOOD WALK	0	0	0	0	84.00	SF	11.75	11.75	100	2025	2024		100	987	
4	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
5	0861	POOL GUNIT	0	0	0	0	441.00	SF	85.00	85.00	100	2025	2024		100	37,485	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION												TOTAL OB/XF												73,067				
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	000100	C	RES			R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,300,000.00	1,300,000.00	1,300,000											