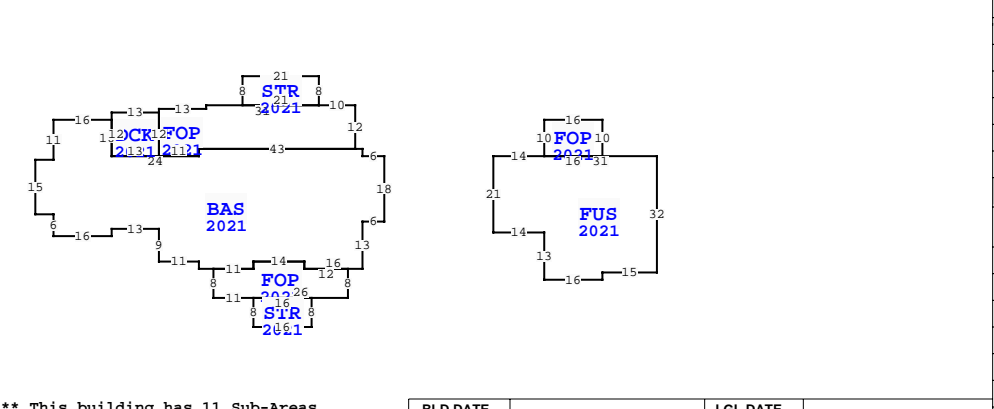


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
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	
0500	22	5,637	330.7452	522.58	2,945,783	2021	2021	0	0	1.00	99.00	
1 SFR CUST - 100% - 2022			Heated Area: 4697			HX Base Yr 2022						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,916,325	
TOTAL MARKET OB/XF VALUE		39,665	
TOTAL LAND VALUE - MARKET		1,300,000	
TOTAL MARKET VALUE		4,255,990	
SOH/AGL Deduction		2,163,912	
ASSESSED VALUE		2,092,078	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		2,036,356	
TOTAL JUST VALUE		4,255,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,993,573	

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	96	15	2021	14	7,243
BAS	2,731	100	2021	2,731	412,894
DCK	156	10	2021	16	8,277
FGR	978	55	2021	538	278,337
FOP	160	30	2021	48	24,833
FOP	324	30	2021	97	50,183
FOP	657	30	2021	197	101,919
FUS	648	100	2021	648	335,246
FUS	1,318	100	2021	1,318	681,872
STR	128	10	2021	13	6,726
TOTALS	7,364			5,637	916,325



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190678	CO ISSUED	0	05/04/2021
20190678	NEW CONSTR	0	01/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1188	4/10/2019	WD Q	Q	V	01	1,075,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: SINGLETARY JON A &

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	0855	CONC PAVR	0	100	0	0			3,202.00	SF	10.00	2021	2021	3	99	31,700
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	2021	2021	3	99	3,465
3	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	2021	2021	3	90	4,500

** This building has 11 Sub-Areas										BLD DATE		LGL DATE	
54 CORD GRASS CT, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021] W6 N2 W2 FOP=[YR=2021] N12 W10 STR=[YR=2021] N8 W21 S8 E21 \$ W31 S1 W13 S1 DCK=[YR=2021] W13 S12 E13 N12\$ S12 E11 N2 E43 \$ W43 S2 W24 N10 W16 S11 W5 S15 E5 S6 E16 N2 E13 S9 E11 S2 E4 FOP=[YR=2021] S8 E11 STR=[YR=2021] S8 E16 N8 W16 \$ E26 N8 W12 N2 W14 S2 W11 \$ E11 N2 E14 S2 E16 N13 E6 N18 \$ PTR= E30 FUS=[YR=2021] E14 FOP=[YR=2021] N10 E16 S10 W16 \$ E31 S32 W15 S2 W16 N13W14 N21 \$ W30 \$ PTR= N50 FGR=[YR=2021] N22 E12 N2 E28 S10E6 S5 W10 S11 W24 N2 W12 \$ S50 \$ PTR= N100 FUS=[YR=2021] N26 W4 BAL=[YR=2021] N6 W16 S6 E16 \$ W20 S7 W2 S12 E2 S7 E24 \$ S100\$.												

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	000116	C	RES MARSH	100		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								