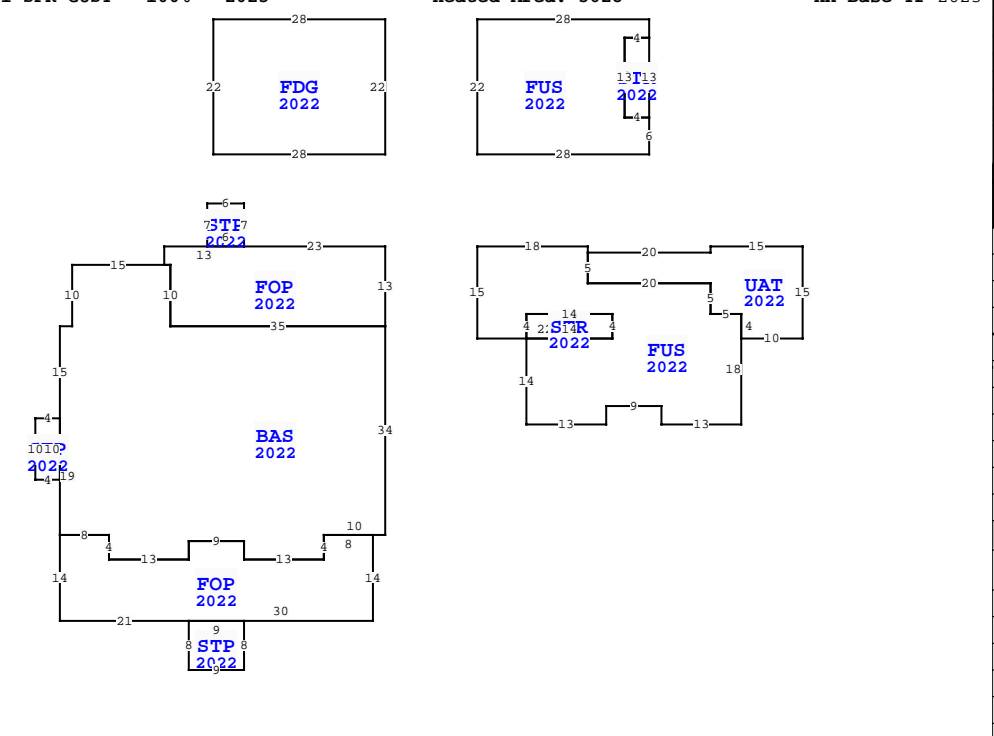


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	4,371	308.1896	486.94	2,128,415	2022	2022	0	0	0.50	99.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		2,117,773		
TOTAL MARKET OB/XF VALUE		85,828		
TOTAL LAND VALUE - MARKET		325,000		
TOTAL MARKET VALUE		2,528,601		
SOH/AGL Deduction		731,595		
ASSESSED VALUE		1,797,006		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		1,746,284		
TOTAL JUST VALUE		2,528,601		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		2,458,892		



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	2,075	100	2022	2,075	1,005,349
FDG	616	60	2022	370	179,267
FOP	458	30	2022	137	66,377
FOP	601	30	2022	180	87,211
FUS	564	100	2022	564	273,261
FUS	989	100	2022	989	479,176
STP	40	10	2022	4	1,938
STP	42	10	2022	4	1,938
STP	72	10	2022	7	3,392
STR	52	10	2022	5	2,423
TOTALS	5,870			4,371	1,117,773

\*\* This building has 12 Sub-Areas  
85 BROADBENT WAY, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211369	SWIM POOL	0	06/08/2021
20211041	NEW CONSTR	0	03/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0143	2/15/2019	WD	Q	V	01	318,600

GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: GAUDETTE DONALD L &

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W23 STP=[YR=2022] N7 W6 S7 E6\$ W13 S3	
BAS=[YR=2022] W15 S10 W2 S15STP=[YR=2022] W4 S10 E4 N10\$ S19	
FOP=[YR=2022] S14 E21 STP=[YR=2022] S8 E9 N8 W9\$ E30 N14 W8	
S4 W13 N3 W9 S3 W13 N4 W8\$ E8 S4 E13 N3 E9 S3 E13 N4 E10 N34	
W35 N10 W1\$ E1 S10 E35 N13\$ PTR=E15 FUS=[YR=2022] E18 S1	
UAT=[YR=2022] E20 N1 E15 S15 W10 N4 W5 N5 W20 N5\$ S5 E20 S5	
E5 S18 W13 N3 W9 S3 W13 N14 STR=[YR=2022] E14 N4 W14 S4\$ N4	
E14 S4 W22 N15\$ W15 N37 FDG=[YR=2022] W28 S22 E28 N22\$ E15	
FUS=[YR=2022] E28 S3 STR=[YR=2022] S13 W4 N13 E4\$ W4 S13 E4	
S6 W28 N22\$ W15 S37\$.	

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	0504	FP-ELECTRI	0	100	0	0		2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960
2	0855	CONC PAVER	0	100	0	0		1,882.00	SF	10.00	10.00	100	2022	2022	3	99	18,632
3	1127	BRICK 8"	0	100	0	0		144.00	SF	11.00	11.00	100	2022	2022	3	100	1,584
4	0861	POOL GUNIT	0	100	32	16		512.00	SF	85.00	85.00	100	2022	2022	3	95	41,344
5	0857	SANDSTONE/	0	100	0	0		1,153.00	SF	16.00	16.00	100	2022	2022	3	100	18,448
6	0871	POOL HTR R	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860

LAND DESCRIPTION										TOTAL OB/XF										85,828					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000								