LOT 38
CRANE ISLAND PHASE 1 PB 8/308

**ARMSTRONG JAMES S & JULIE H**
93 BROADBENT WAY
FERNANDINA BEACH, FL 32034

**2025**

**19-2N-28-1000-0038-0000**

## BUILDING CHARACTERISTICS

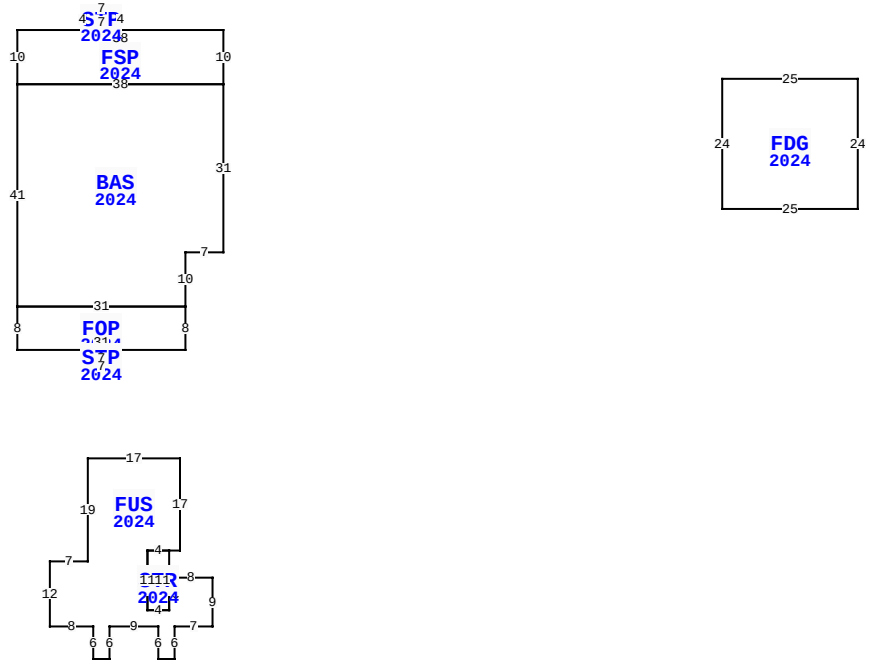
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,488 | 100 | 2024 | 1,488 | 627,981 |
| FDG | 600 | 60 | 2024 | 360 | 151,931 |
| FOP | 248 | 30 | 2024 | 74 | 31,230 |
| FSP | 380 | 40 | 2024 | 152 | 64,149 |
| FUS | 647 | 100 | 2024 | 647 | 273,053 |
| STP | 21 | 10 | 2024 | 2 | 844 |
| STP | 28 | 10 | 2024 | 3 | 1,266 |
| STR | 44 | 10 | 2024 | 4 | 1,688 |
| TOTALS | 3,456 | | | 2,730 | 1,152,142 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 22 | 2,730 | 267.1104 | 422.03 | 1,152,142 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2024 Heated Area: 2135 HX Base Yr 2024




93 BROADBENT WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 PAVER | 0 | 100 | 0 | 0 | 2,245.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 22,450 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,152,142 |
| TOTAL MARKET OB/XF VALUE | | 22,450 |
| TOTAL LAND VALUE - MARKET | | 325,000 |
| TOTAL MARKET VALUE | | 1,499,592 |
| SOH/AGL Deduction | | 66,231 |
| ASSESSED VALUE | | 1,433,361 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,382,639 |
| TOTAL JUST VALUE | | 1,499,592 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,392,965 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2022-2126 | CO | | 10/27/2023 |
| 2022-2127 | COC | | 01/27/2023 |
| 20222127 | GARAGE | 0 | 05/10/2022 |
| 20222126 | NEW CONSTR | 0 | 04/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2676/486 | 10/20/2023 | SW | Q | I | 01 | 1,604,700 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: ARMSTRONG JAMES S & | | | | | | |
| 2507/0502 | 10/20/2021 | WD | Q | V | 01 | 355,000 |
| GRANTOR: THE RANGE AT CRANE IS | | | | | | |
| GRANTEE: ARTISAN HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,-59] S41 E31 N10 E7 N31 W38 $
FUS=[YR=2024;ORIG=70,10] W17 S19 W7 S12 E8 S6 E3 N6 E9 S6 E3 N6 E7 N9 W8 S6 W4 N11 E4 E2 N17 $
FSP=[YR=2024;ORIG=40,-69] E38 S10 W38 N10 $
FOP=[YR=2024;ORIG=40,-18] E31 S8 W31 N8 $
STR=[YR=2024;ORIG=64,27] E4 S11 W4 N11 $
STP=[YR=2024;ORIG=52,-73] E7 S4 W7 N4 $
STP=[YR=2024;ORIG=52,-10] E7 S3 W7 N3 $
FDG=[YR=2024;ORIG=170,-60] E25 S24 W25 N24 $
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## LAND DESCRIPTION

TOTAL OB/XF 22,450

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 01/31/2024 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS