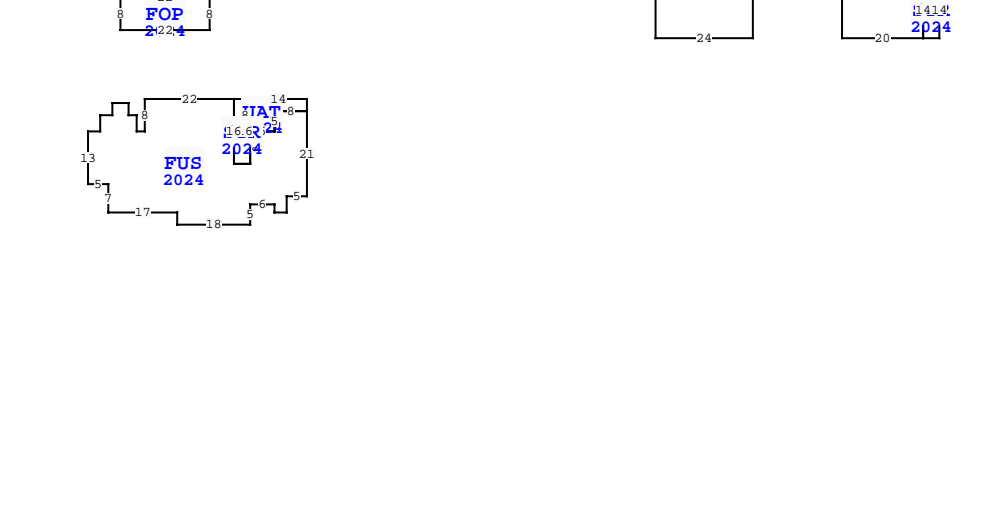


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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%	- 2024		Heated Area: 3769					HX Base Yr			



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	1,710	100	2024	1,710	829,504
FDG	816	60	2024	490	237,694
FOP	176	30	2024	53	25,710
FSP	422	40	2024	169	81,980
FUS	760	100	2024	760	368,668
FUS	1,299	100	2024	1,299	630,132
STR	56	10	2024	6	2,911
STR	64	10	2024	6	2,911
UAT	72	10	2024	7	3,396
TOTALS	5,375			4,500	2,182,905

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,182,905
TOTAL MARKET OB/XF VALUE		35,187
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		2,543,092
SOH/AGL Deduction		0
ASSESSED VALUE		2,543,092
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,543,092
TOTAL JUST VALUE		2,543,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,473,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1640	COC		10/10/2023
2021-1639	CO		10/09/2023
2021-1640	DGR1491T 762H	76,459	11/29/2021
20211639	NEW CONSTR	0	09/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1929	3/02/2021	WD Q	Q	V	02	355,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: BOWERS JEFFREY A &

EXTRA FEATURES: 97 BROADBENT WAY, FERNANDINA BEACH

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

BUILDING NOTES	

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	0	0	2,265.00	SF	10.00	10.00	100	2024	2023		100	22,650	
2	0462	ST/AL FNC	0	0	168	168.00	SF	10.00	10.00	100	2024	2023		98	1,646	
3	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	
4	0502	FP-CUSTOM	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=59,11] W12 S12 W2 S2 W8 S16 E8 S10 E13 S3 E22 N3 E14 N28 W35 N12 \$	
FUS=[YR=2024;ORIG=50,100] N13 E3 N4 E3 N3 E4 S3 E2 S4 E2 N8 E22 S16 E4 N8 E6 N5 E8 S21 W5 S4 W3 N2 W6 S5 W18 N3 W17 N7 W5 \$	
FSP=[YR=2024;ORIG=59,11] E34 S2 E2 S7 W2 S3 W34 N12 \$	
FOP=[YR=2024;ORIG=58,54] E22 S8 W22 N8 \$	
UAT=[YR=2024;ORIG=90,87] N8 E14 S3 W8 S5 W6 \$	
STR=[YR=2024;ORIG=86,79] E4 S16 W4 N16 \$	
FDG=[YR=2024;ORIG=190,30] E24 S34 W24 N34 \$	
FUS=[YR=2024;ORIG=260,30] W24 S34 E20 N14 E4 N20 \$	
STR=[YR=2024;ORIG=256,50] E4 S14 W4 N14 \$	

LAND DESCRIPTION		TOTAL OB/XF														35,187								
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	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							