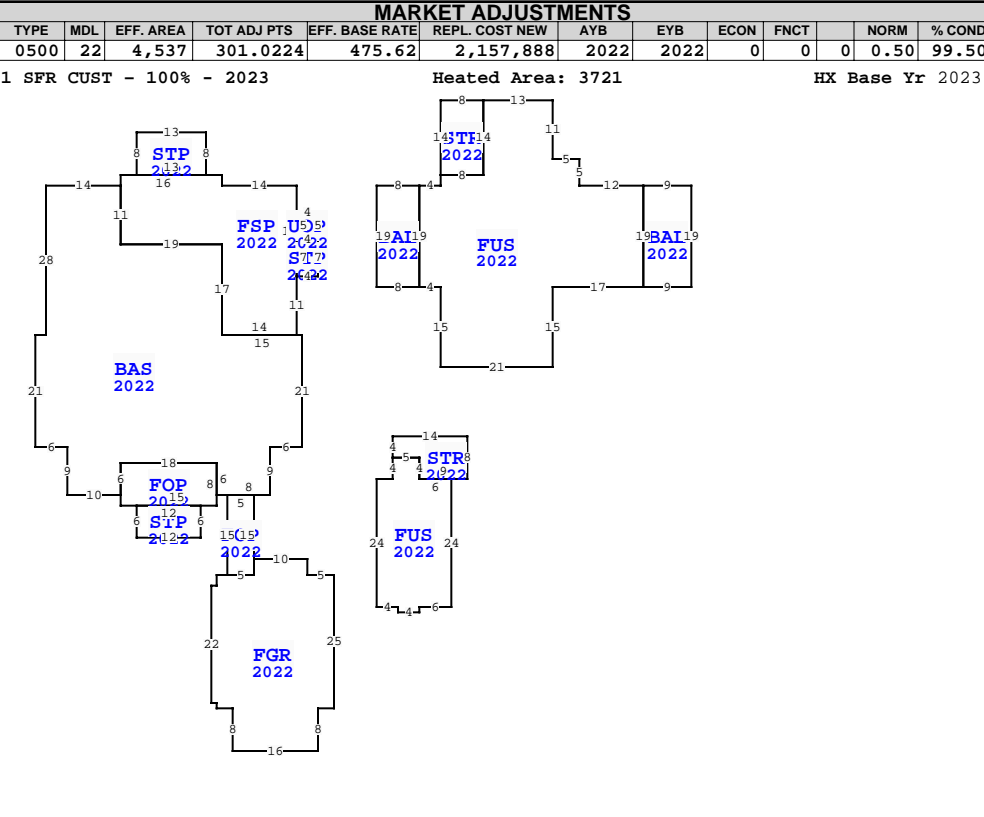


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100



\*\* This building has 15 Sub-Areas  
76 BROADBENT WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			2,147,099
TOTAL MARKET OB/XF VALUE			28,485
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			2,675,584
SOH/AGL Deduction			838,956
ASSESSED VALUE			1,836,628
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,785,906
TOTAL JUST VALUE			2,675,584
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,575,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200581	NEW CONSTR	0	11/06/2020
20200593	NEW CONSTR	0	11/06/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN / CD	SALE PRICE
2381/0266	7/23/2020	WD Q	V	01	525,000

GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: NOVARIA ROBERT J &

BUILDING NOTES	

**BUILDING DIMENSIONS**

FSP=[YR=2022] W14 N2 W3 STP=[YR=2022] N8 W13 S8 E13\$ W16 S2  
 BAS=[YR=2022] W14 S28 W2 S21 E6 S9 E10 FOP=[YR=2022] S2 E3  
 STP=[YR=2022] S6 E12 N6 W12\$ E15 N8 W18 S6\$ N6 E18 S6 E2  
 FOP=[YR=2022] S15 FGR=[YR=2022] W2 S2 W1 S22 E1 S1 E3 S8 E16  
 N8 E3 N25 W5 N3 W10 S3 W5\$ E5 N15 W5\$ E8 N9 E6 N21 W15 N17  
 W19 N11\$ S11 E19 S17 E14 N11 STP=[YR=2022] E4 N7  
 UOP=[YR=2022] N5 W4 S5 E4\$ W4 S7\$ N17\$ PTR=E15 BAL=[YR=2022]  
 E8 FUS=[YR=2022] E4 N2 STR=[YR=2022] N14 E8 S14 W8\$ E8 N14  
 E13 S11 E5 S5 E12 BAL=[YR=2022] E9 S19 W9 N19\$ S19 W17 S15  
 W21 N15 W4 N19\$ S19 W8 N19\$ S55 FUS=[YR=2022] E3 N4  
 STR=[YR=2022] N4 E14 S8 W9 N4 W5\$E5 S4 E6 S24 W6 S1 W4 N1 W4  
 N24\$ N55 W15\$.

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
BAL	152	15
BAL	171	15
BAS	1,999	100
FGR	730	55
FOP	75	30
FOP	144	30
FSP	639	40
FUS	360	100
FUS	1,362	100
STP	28	10
TOTALS	6,060	

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	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960	
2	0855	CONC PAVER	0	100	0	1,447.00	SF	10.00	10.00	100	2022	2022	3	99	14,325	
3	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

LAND DESCRIPTION		TOTAL OB/XF														28,485								
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	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							