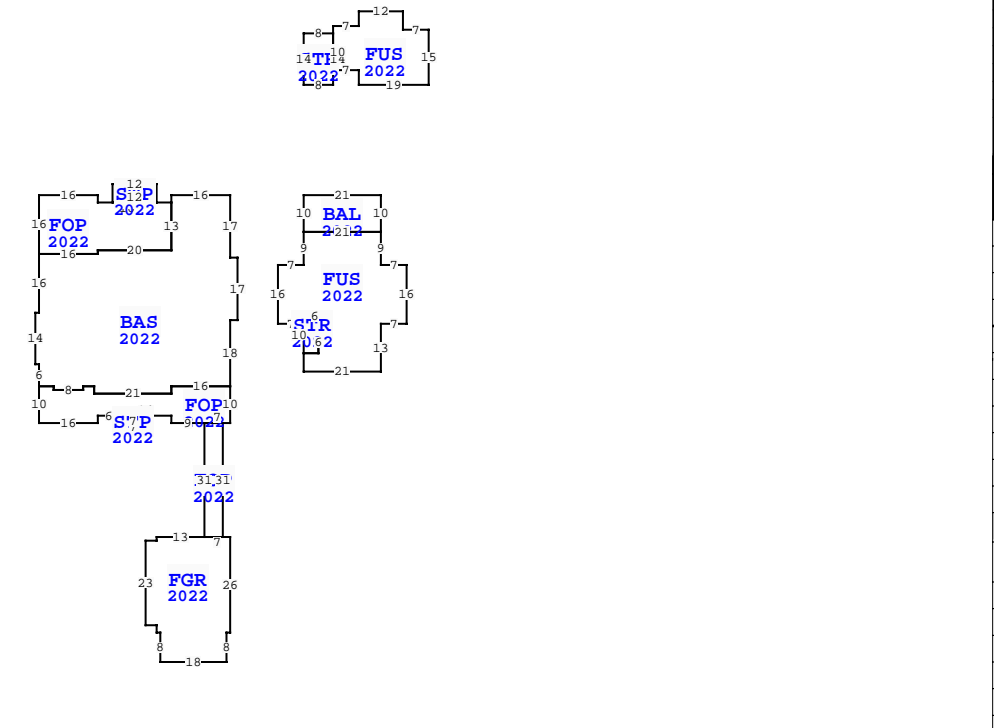


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	4,438	308.1896	486.94	2,161,040	2022	2022	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2023 Heated Area: 3649 HX Base Yr 2023



\*\* This building has 12 Sub-Areas  
80 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	2,150,235		
TOTAL MARKET OB/XF VALUE	33,537		
TOTAL LAND VALUE - MARKET	500,000		
TOTAL MARKET VALUE	2,683,772		
SOH/AGL Deduction	840,143		
ASSESSED VALUE	1,843,629		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	1,792,907		
TOTAL JUST VALUE	2,683,772		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,583,060		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211284	CO ISSUED	0	10/26/2022
20211284	NEW CONSTR	0	05/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/128	2/28/2025	WD	Q	I	01	3,100,000

GRANTOR: ARRANTS W WAYNE & BER  
GRANTEE: NELMS DAVID W REVOC  
2418/1280 12/17/2020 WD Q V 02 525,000  
GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: ARRANTS W WAYNE & B

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	210	15	2022	32	15,504
BAS	2,246	100	2022	2,246	1,088,199
FGR	733	55	2022	403	195,256
FOP	155	30	2022	46	22,287
FOP	430	30	2022	129	62,501
FOP	516	30	2022	155	75,099
FUS	429	100	2022	429	207,853
FUS	974	100	2022	974	471,909
STP	21	10	2022	2	969
STP	60	10	2022	6	2,907
TOTALS	5,934			4,438	1,502,235

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	2,267.00	SF 10.00	10.00	100	2022	2022	3	99	22,443
3	0462	ST/AL FNC	0	100	180	4	720.00	SF 10.00	10.00	100	2022	2022	3	95	6,840
4	0463	FENCE GATE	0	100	0	0	1.00	UT 300.00	300.00	100	2022	2022	3	98	294

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=2022] W16 S2 FOP=[YR=2022] W4 STP=[YR=2022] N5 W12 S5 E12\$ W16 N2 W16 S16 E16 N1 E20 N13\$ S13 W20 S1 W16 S16 W1 S14 E1 S6 FOP=[YR=2022] S10 E16 N2 E6 STP=[YR=2022] S3 E7 N3 W7\$ E14 S2 E9 FOP=[YR=2022] S31 FGR=[YR=2022] W13 S1 W3 S23 E3 S2 E1 S8 E18 N8 E1 N26 W7\$ E5 N31 W5\$ E7 N10 W16 S2 W21 N2 W3 S1 W8 N1 W4\$ E4 S1 E8 N1 E3 S2 E21 N2 E16 N18 E2 N17 W2 N17\$ PTR=E20 BAL=[YR=2022] E21 S10 FUS=[YR=2022] S9 E7 S16 W7 S13 W21 N5 STR=[YR=2022] N10 E6 S4 W2 S6 W4\$ E4 N6 E2 N4 W6 S2 W7 N16 E7 N9 E21\$ W21 N10\$ N30 STR=[YR=2022] N14 E8 FUS=[YR=2022] N2 E7 N4 E12 S5 E7 S15 W19 N4 W7 N10 \$ S14 W8\$ S30 W20\$.

LAND DESCRIPTION		TOTAL OB/XF															33,537							
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	500,000.00	500,000.00	500,000							