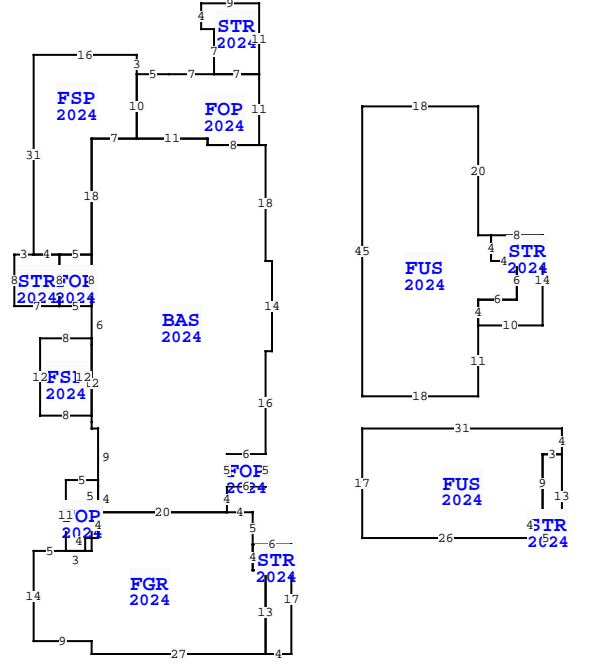


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.5	2.5	100
Units		0	100
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
BAS	1,504	100	2024
FGR	721	55	2024
FOP	30	30	2024
FOP	40	30	2024
FOP	53	30	2024
FOP	198	30	2024
FSP	96	40	2024
FSP	370	40	2024
FUS	480	100	2024
FUS	854	100	2024
TOTALS	4,706		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2025								
				Heated Area:	2838			HX Base Yr	2025		



** This building has 15 Sub-Areas
101 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			1,743,948
TOTAL MARKET OB/XF VALUE			27,060
TOTAL LAND VALUE - MARKET			325,000
TOTAL MARKET VALUE			2,096,008
SOH/AGL Deduction			0
ASSESSED VALUE			2,096,008
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			2,045,286
TOTAL JUST VALUE			2,096,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,042,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211644	PRIVATE PROVIDER		12/07/2023
20211644	NEW CONSTR	0	11/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2439/1927	3/02/2021	WD	Q	V	01	370,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: MILLER FRANK L

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=65,-24] W1 W8 N1 W11 W7 S18 S8 S6 S12 S1 E1 S9 S4 E20 N4 N5 E6 N16 E1 N14 W1 N18 \$	
FUS=[YR=2024;ORIG=80,-30] S45 E18 N11 N4 E6 N6 W4 N4 W2 N20 W18 \$	
FGR=[YR=2024;ORIG=39,33] E20 E4 S5 S4 E2 S13 W27 N2 W9 N14 E5 E3 N2 E1 N4 \$	
FUS=[YR=2024;ORIG=80,20] E31 S4 W3 S9 W2 S4 W26 N17 \$	
FSP=[YR=2024;ORIG=45,-35] S10 W7 S18 W5 W4 N31 E16 S3 \$	
POP=[YR=2024;ORIG=64,-35] W7 W7 W5 S10 E11 S1 E8 N11 \$	
FSP=[YR=2024;ORIG=38,6] W8 S12 E8 N12 \$	
STR=[YR=2024;ORIG=98,4] E10 N14 W8 S4 E4 S6 W6 S4 \$	
STR=[YR=2024;ORIG=64,-46] W9 S4 E2 S7 E7 N11 \$	

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	0825	BRICK	0	100	0	0			860.00	SF	12.50	2023		100	10,750	
2	0820	WOOD WALK	0	100	0	0			136.00	SF	11.75	2023		82	1,310	
3	0503	FP-SUPERIO	0	100	0	0			1.00	UT	15,000.00	2023		100	15,000	

LAND DESCRIPTION		TOTAL OB/XF															27,060							
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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							