

LOT 49
CRANE ISLAND PHASE 2A
OR 2270/910

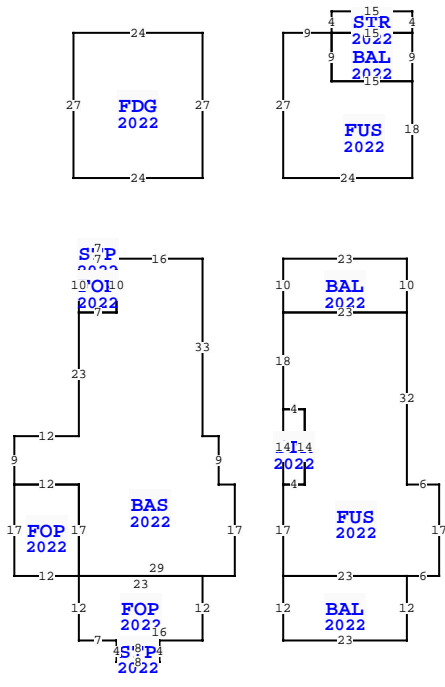
GROVER WILLIAM H TRUST/GROVER WILLIAM H TRUSTEE
105 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0049-0000

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	5.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAL	135	15
BAL	230	15
BAL	276	15
BAS	1,524	100
FDG	648	60
FOP	70	30
FOP	204	30
FOP	276	30
FUS	513	100
FUS	1,173	100
TOTALS	5,211	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	22	3,875	324.3328	512.45	1,985,744	2022	2022	0	0	0.50	99.50	
1 SFR CUST - 100% - 2023 Heated Area: 3210 HX Base Yr 2023												



** This building has 14 Sub-Areas
105 BROADBENT WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,975,815	
TOTAL MARKET OB/XF VALUE		29,421	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		2,330,236	
SOH/AGL Deduction		760,138	
ASSESSED VALUE		1,570,098	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,519,376	
TOTAL JUST VALUE		2,330,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,268,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211039	CO ISSUED	0	12/08/2023
20211039	NEW CONSTR	0	04/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0585	10/28/2020	WD	Q	V	02	370,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: GROVER WILLIAM H TR

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W16 STP=[YR=2022] N2 W7 S2 FOP=[YR=2022] S10 E7 N10 W7\$ E7\$ S10 W7 S23 W12 S9 FOP=[YR=2022] S17 E12 N17 W12\$ E12 S17 FOP=[YR=2022] S12 E7 STP=[YR=2022] S4 E8 N4 W8\$ E16 N12 W23\$ E29 N17 W3 N9 W3 N33\$ PTR=N15 FDG=[YR=2022] N27 W24 S27 E24\$ E15 FUS=[YR=2022] E24 N18 BAL=[YR=2022] N9 STR=[YR=2022] N4 W15 S4 E15\$ W15 S9 E15\$ W15 N9 W9 S27 \$ S15 BAL=[YR=2022] E23 S10 FUS=[YR=2022] S32 E6 S17 W6 BAL=[YR=2022] S12 W23 N12 E23\$ W23 N17 STR=[YR=2022] N14 E4 S14 W4\$ E4 N14 W4 N18 E23\$ W23 N10\$ N15 W15 S15\$.	

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	0409	ELEVATOR R	0	100	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
2	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960	
3	0855	CONC PAVER	0	100	0	1,237.00	SF	10.00	10.00	100	2022	2022	3	99	12,246	
4	1241	WD DECK G	0	100	0	276.00	UT	11.50	11.50	100	2022	2022	3	95	3,015	

LAND DESCRIPTION														TOTAL OB/XF										
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	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							