

LOT 50  
CRANE ISLAND PHASE 2A  
OR 2270/910

THE 70 REASONS TRUST/GALLAGHER DAVID A TRUSTEE  
109 BROADBENT WAY  
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 325,000 TOTAL MARKET VALUE 325,000 SOH/AGL Deduction 0 ASSESSED VALUE 325,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 325,000 TOTAL JUST VALUE 325,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 350,000											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 2023-0381                     02/17/2025 2023-0381      COND 2768           09/05/2023											
																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      PRICE 2548/0412      2/18/2022      WD      Q      V      01      380,000 GRANTOR: THE RANGE AT CRANE IS GRANTEE: THE 70 REASONS TRUS											
																				<b>BUILDING NOTES</b>   											
																				<b>BUILDING DIMENSIONS</b>   											
<b>TOTALS</b> <b>EXTRA FEATURES</b> 109 BROADBENT WAY, FERNANDINA BEACH BLD DATE      LGL DATE XF DATE      LAND DATE INC DATE      AG DATE																															
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															
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0														
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000														
<b>REVIEW DATE</b> 12/30/2024 <b>BY</b> HS    Total Acres: 0.00    Total Land Value: 325,000    Market: 0    Agricultural: 0    Common: 325,000 <b>PRINTED 07/30/2025 BY SYS</b>																															