LOT 51 & PT OF LOT 52
IN OR 2745/1962
CRANE ISLAND PHASE 2A

THE WALKER TRUST/WALKER GARY DEAN TRUSTEE
51 WALLAN CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0051-0000

BUILDING CHARACTERISTICS

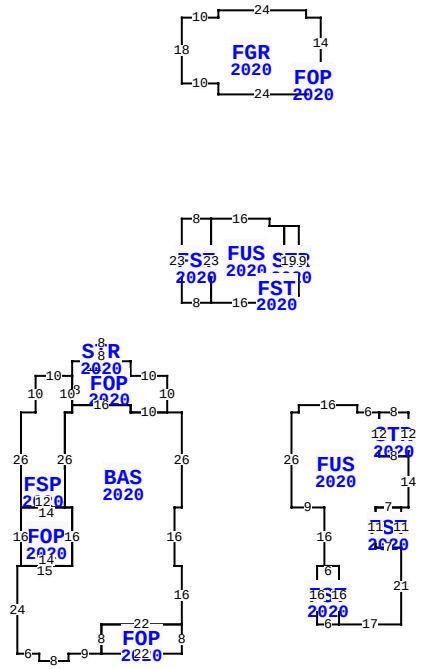
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2020	2,232	1,045,660
FGR	788	55	2020	433	202,854
FOP	20	30	2020	6	2,811
FOP	176	30	2020	53	24,830
FOP	224	30	2020	67	31,389
FOP	292	30	2020	88	41,227
FSP	412	40	2020	165	77,300
FST	16	55	2020	9	4,217
FST	77	55	2020	42	19,676
FST	96	55	2020	53	24,830
TOTALS	6,456			4,998	2,341,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,998	301.0224	475.62	2,377,149	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 3959 HX Base Yr 2021



** This building has 16 Sub-Areas

51 WALLAN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,341,492
TOTAL MARKET OB/XF VALUE		80,534
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		3,172,026
SOH/AGL Deduction		1,335,853
ASSESSED VALUE		1,836,173
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,785,451
TOTAL JUST VALUE		3,172,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,049,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222472	SWIM POOL	94,806	09/20/2022
20190599	NEW CONSTR	399,853	12/06/2019
20190600	GARAGE	0	12/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1962	10/18/2024	SW	U	I	11	100
GRANTOR: WALKER GARY D & BARBA						
GRANTEE: THE WALKER TRUST						
2519/1430	11/05/2021	WD	U	V	37	300,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: WALKER GARY D & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 FOP=[YR=2020] N10 W10 N4 W4 STR=[YR=2020] N5 W8 S5 E8 $ W12 S4 FSP=[YR=2020] W10 S10 W4 S26 FOP=[YR=2020] S16 E14 N16 W14 $ E12 N26 E2 N10 $ S8 E16 S2 E10 $ W10 N2 W16 S2 W2 S26 E2 S16 W15 S24 E6 S2 E8 N2 E9 FOP=[YR=2020] E22 N8 W22 S8$ N8 E22 N16 W2 N16 E2 N26 $ PTR= E30 FUS=[YR=2020] E2 N2 E16 S2 E6 STR=[YR=2020] E8 S12 W8 N12 $ S12 E8 S14 W2 FST=[YR=2020] S11 W7 N11 E7 $ W7 S11 E7 S21 W17 FST=[YR=2020] W6 N16 E6 S16 $ N16 W4 N16 W9 N26 $ W30 $ PTR= N90 FGR=[YR=2020] N18 E10 N2 E24 S2 E4 S14 FOP=[YR=2020] S5 W4 N5 E4 $ W4 S7 W24 N3 W10 $ S90 $PTR=N30 FST=[YR=2020] N23 E8 FUS=[YR=2020] E16 S2 E4 STR=[YR=2020] E4 S19W4 FST=[YR=2020] W4 N4 E4 S4 $ N19$ S15 W4 S6 W16 N23

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,617.00	SF	10.00	10.00	100	2020	2020	3	98	15,847	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2024	2023		98	37,318	
5	0855	CONC PAVER	0	100	0	0	944.00	SF	10.00	10.00	100	2024	2023		100	9,440	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2024	2023		98	6,350	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
9	0855	CONC PAVER	0	100	32	4	128.00	SF	10.00	10.00	100	2024	2023		100	1,280	

LAND DESCRIPTION

TOTAL OB/XF 80,534

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	500,000.00	500,000.00	500,000							
2	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	500,000.00	250,000.00	250,000							

REVIEW DATE 02/07/2024 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS