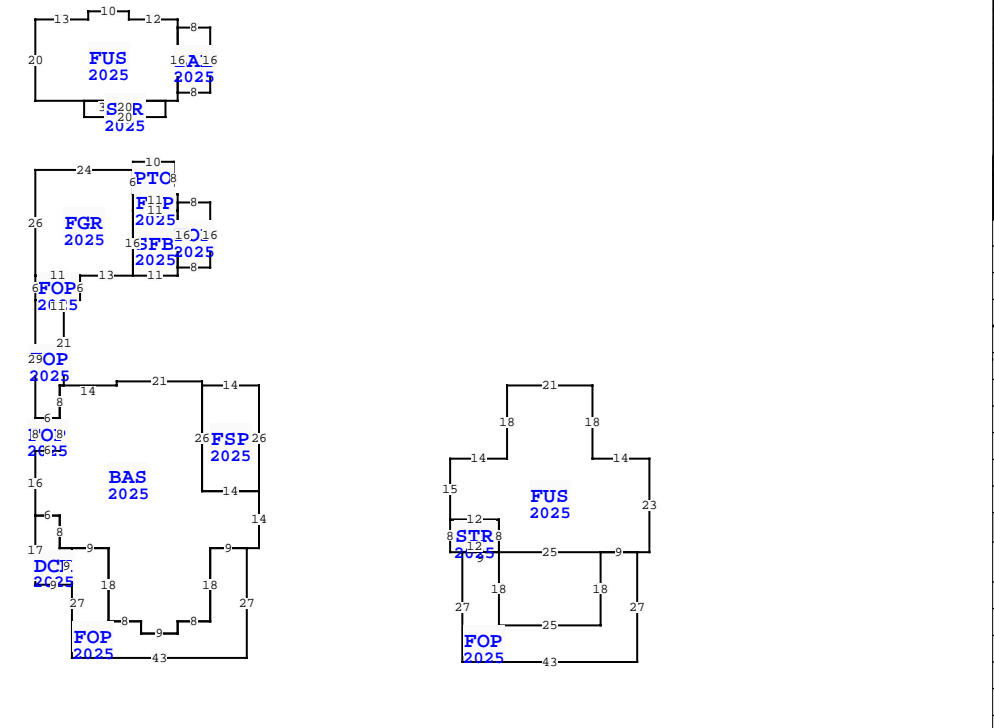


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		5.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100

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		2,907,635	2024	2024	0	0	0.00	100.00
				Heated Area:	4460			HX Base Yr	2025		



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	128	15	2025	19	9,929
BAS	2,190	100	2025	2,190	144,450
DCK	129	10	2025	13	6,794
FGR	624	55	2025	343	179,245
FOP	44	30	2025	13	6,794
FOP	48	30	2025	14	7,316
FOP	66	30	2025	20	10,452
FOP	128	30	2025	38	19,858
FOP	195	30	2025	58	30,310
FOP	684	30	2025	205	107,129
TOTALS	7,872			5,564	2,907,635

** This building has 18 Sub-Areas
59 WALLAN CT, 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		2,907,635	
TOTAL MARKET OB/XF VALUE		26,600	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		3,684,235	
SOH/AGL Deduction		500,000	
ASSESSED VALUE		3,184,235	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		3,133,513	
TOTAL JUST VALUE		3,684,235	
NCON VALUE		2,934,235	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		750,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2439			09/12/2024
2022-2393			09/12/2024
20222393	NEW CONSTR	612,466	09/13/2022
20222439	NEW CONSTR	176,803	09/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1830	12/16/2021	WD	Q	V	01	890,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: FRAIZER MICHAEL D &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=40,10] E14 N1 E21 S1 S26 E14 S14 W3 W9 S18 W8 S3 W9 N3 W8 N18 W9 W3 N8 W6 N16 E6 N8 N8 \$	
FUS=[YR=2025;ORIG=150,10] E21 S18 E14 S23 W3 W9 W25 N8 W12 N15 E14 N18 \$	
FUS=[YR=2025;ORIG=34,-60] N20 E13 N2 E10 S2 E12 S2 S16 S2 W35 \$	
FOP=[YR=2025;ORIG=182,51] S27 W43 N27 E9 S18 E25 N18 E9 \$	
FOP=[YR=2025;ORIG=86,50] S27 W43 N27 E9 S18 E8 S3 E9 N3 E8 N18 E9 \$	
FGR=[YR=2025;ORIG=34,-17] N26 E24 S6 S4 S16 W13 W11 \$	
FSP=[YR=2025;ORIG=75,10] E14 S26 W14 N26 \$	
FOP=[YR=2025;ORIG=34,18] N29 E7 S21 W1 S8 W6 \$	

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	0855	CONC PAVER	0	100	0	660.00	SF	10.00	10.00	100	2025	2024		100	6,600	
2	0502	FP-CUSTOM	0	100	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	

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	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	2.00	LT		1.00	1.00	0.75	500,000.00	375,000.00	750,000							