LOT 55
CRANE ISLAND PHASE 2A
OR 2270/910

PAULY JEFFREY & CATHIE
68 WALLAN CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0055-0000

BUILDING CHARACTERISTICS

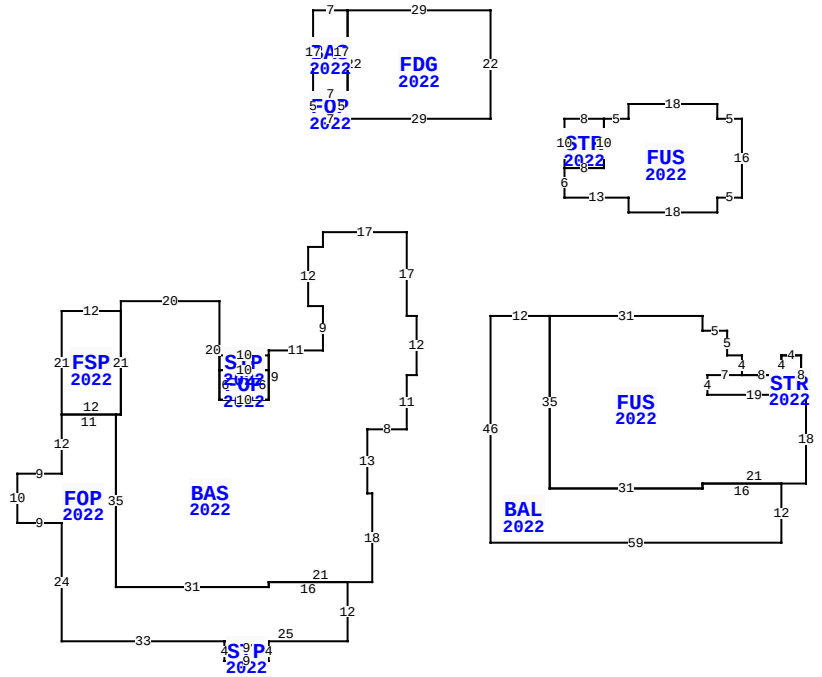
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
BAL	1,085	15	2022	163	82,647
BAS	119	100	2022	119	60,337
BAS	3,129	100	2022	3,129	1,586,515
FDG	638	60	2022	383	194,195
FOP	35	30	2022	10	5,070
FOP	60	30	2022	18	9,127
FOP	1,129	30	2022	339	171,885
FSP	252	40	2022	101	51,211
FUS	604	100	2022	604	306,249
FUS	1,616	100	2022	1,616	819,370
TOTALS	8,905			6,506	3,298,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,506	322.6821	509.84	3,317,019	2022	2022	0	0	0	0.55	99.45

1 SFR CUST – 100% - 2023 Heated Area: 5468 HX Base Yr 2023



** This building has 14 Sub-Areas

68 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		3,298,775
TOTAL MARKET OB/XF VALUE		59,800
TOTAL LAND VALUE - MARKET		1,000,000
TOTAL MARKET VALUE		4,358,575
SOH/AGL Deduction		1,943,078
ASSESSED VALUE		2,415,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,364,775
TOTAL JUST VALUE		4,358,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,191,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-0551	COC		09/28/2023
2020-0551	DETACHED FGR	68,489	10/21/2020
20200551	GARAGE	0	10/21/2020
20200305	NEW CONSTR	627,782	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/1281	10/30/2019	WD	Q	V	02	1,045,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: PAULY JEFFREY & CAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W2 N17 W17 S3 W3 S12 E3 S9 W11 S1 S9 W10 N20 W20 S2 S21 W1 S35 E31 N1 E21 N18 W1 N13 E8 N11 E2 N12 $
FUS=[YR=2022;ORIG=27,0] E31 S3 E5 S5 E3 S4 E8 N4 E4 S8 E1 S18 W21 S1 W31 N35 $
FOP=[YR=2022;ORIG=-72,20] S12 W9 S10 E9 S24 E33 E25 N12 W16 S1 W31 N35 W11 $
BAL=[YR=2022;ORIG=15,0] E12 S35 E31 N1 E16 S12 W59 N46 $
FDG=[YR=2022;ORIG=15,-40] N22 W29 S22 E29 $
FUS=[YR=2022;ORIG=38,-40] E5 N3 E18 S3 E5 S16 W5 S3 W18 N3 W13 N6 E8 N10 $
FSP=[YR=2022;ORIG=-60,-1] W12 S21 E12 N21 $

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	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2022	2022	3	99	19,800	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
3	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2022	2022	3	99	849	
4	0825	BRICK	0	100	0	0	642.00	SF	12.50	12.50	100	2022	2022	3	100	8,025	
5	0830	FLAGSTONE	0	100	0	0	1,370.00	SF	12.00	12.00	100	2022	2022	3	99	16,276	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 59,800

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	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							

REVIEW DATE 04/04/2023 BY TW Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 07/30/2025 BY SYS