

LOT 56
CRANE ISLAND PHASE 2A
OR 2270/910

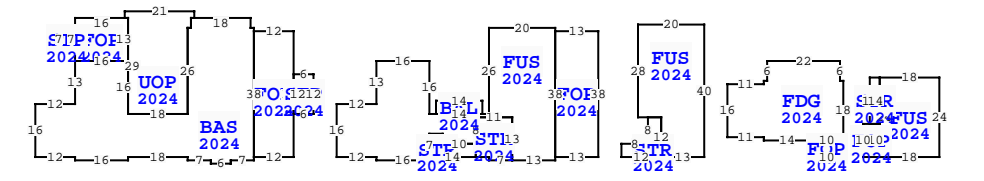
ARMSTRONG CHARLES H & MARY REBECCA
64 WALLAN CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0056-0000

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 Floor	13	LVT/LAMMT 50
Interior Floor	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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%	- 2024								
Heated Area: 4413						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,196,316	
TOTAL MARKET OB/XF VALUE		27,063	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		3,973,379	
SOH/AGL Deduction		577,679	
ASSESSED VALUE		3,395,700	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		3,344,978	
TOTAL JUST VALUE		3,973,379	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,300,000	

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	56	15
BAS	1,766	100
FDG	740	60
FOP	50	30
FOP	50	30
FOP	208	30
FOP	456	30
FOP	494	30
FUS	432	100
FUS	716	100
TOTALS	7,470	

** This building has 18 Sub-Areas
64 WALLAN CT, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1119	COC		09/28/2023
20211118	CO		06/16/2023
2021-1119	DETACHED FGR	88,998	04/13/2021
2021118	4900T 3981H	514,794	03/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1122	8/07/2020	WD	U	V	11	100

GRANTOR: CRANE ISLAND MODEL HO
GRANTEE: ARMSTRONG CHARLES H
2370/0105 6/17/2020 WD Q V 01 755,000
GRANTOR: CRANE ISLAND MODEL HO
GRANTEE: ARMSTRONG CHARLES H

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			902.00	SF	6.50
2	0825	BRICK	0	100	0	0			96.00	SF	12.50
3	0502	FP-CUSTOM	0	100	0	0			2.00	UT	10,000.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	2024	2023		100	5,863	
12.50	100	2024	2023		100	1,200	
10,000.00	100	2024	2023		100	20,000	

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=50,50] N16 E12 N13 E16 S16 E18 N26 E1 N3 E18 S3 E1 S1 S38 S1 W7 S1 W6 N1 W7 N1 W18 S1 W16 N1 W12 \$
 FUS=[YR=2024;ORIG=141,50] N16 E12 N13 E16 S16 E2 E4 E2 N26 E20 S1 S38 S1 W13 N13 W11 S8 W10 N3 W4 S7 S1 W16 N1 W12 \$
 FDG=[YR=2024;ORIG=259,44] N16 E11 N1 E1 N6 E22 S6 E1 S18 W10 W14 N1 W11 \$
 FUS=[YR=2024;ORIG=232,10] E20 S40 W13 N12 W4 W3 N28 \$
 UOP=[YR=2024;ORIG=77,8] N2 E21 S2 W1 S3 W1 S26 W18 N29 W1 \$
 FOP=[YR=2024;ORIG=207,12] E13 S38 W13 N38 \$
 FOP=[YR=2024;ORIG=116,12] E12 S38 W12 N38 \$
 FUS=[YR=2024;ORIG=305,26] E18 S24 W18 N24 \$
 FOP=[YR=2024;ORIG=62,8] E16 S13 W16 N13 \$

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	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	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000									