

LOT 60
CRANE ISLAND PHASE 2A
OR 2270/910

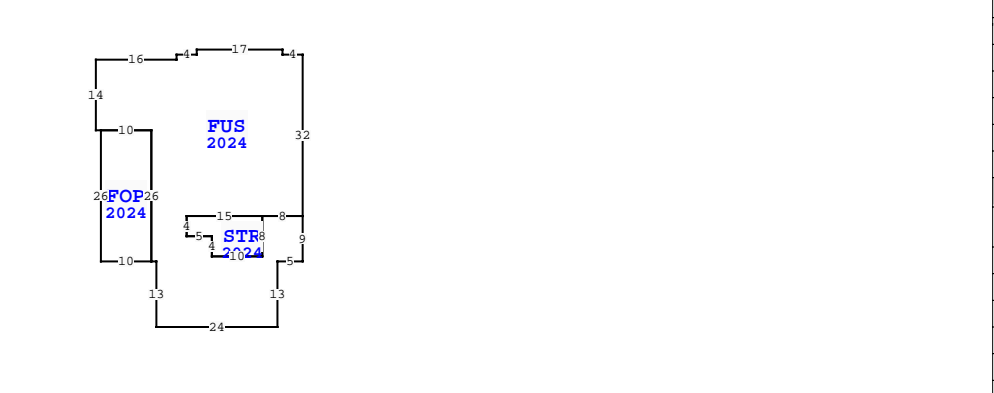
PERRY RONALD & BETTY
122 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0060-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
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		
0500	22	5,119	332.0100	524.58	2,685,325	2023	2023	0	0	0	0.00	100.00	
1 SFR CUST - 100% - 2024 Heated Area: 4364 HX Base Yr 2024													



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	72	100	2024	72	37,770
BAS	77	100	2024	77	40,393
BAS	2,193	100	2024	2,193	150,404
FGR	610	55	2024	336	176,259
FOP	225	30	2024	68	35,671
FOP	260	30	2024	78	40,917
FOP	260	30	2024	78	40,917
FSP	336	40	2024	134	70,294
FST	10	55	2024	6	3,147
FST	45	55	2024	25	13,115
TOTALS	6,349			5,119	2,685,325

** This building has 16 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	DC

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 PAVR	0	100	0	1,948.00	SF	10.00	10.00	100	2024	2023		100	19,480	
2	0861	POOL GUNIT	0	100	0	450.00	SF	85.00	85.00	100	2024	2023		98	37,485	
3	0502	FP-CUSTOM	0	100	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	

TOTAL OB/XF														76,965										
LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	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	450,000.00	450,000.00	450,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				2,685,325			
TOTAL MARKET OB/XF VALUE				76,965			
TOTAL LAND VALUE - MARKET				450,000			
TOTAL MARKET VALUE				3,212,290			
SOH/AGL Deduction				455,369			
ASSESSED VALUE				2,756,921			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				2,706,199			
TOTAL JUST VALUE				3,212,290			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				3,093,449			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1530	COC		10/02/2023
20211529	CO		06/16/2023
20222049	SWIM POOL	0	03/01/2022
2021-1530	DGR-1215 FUS592	109,251	10/05/2021
20211529	NEW CONSTR	0	07/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2553/0087	4/05/2022	WD Q	Q	I	01	2,200,000
GRANTOR: FLANNERY KENT M & JEN						
GRANTEE: PERRY RONALD & BETT						
2472/1146	6/18/2021	WD Q	Q	V	01	410,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: FLANNERY KENT M & J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=20,30] N14 E16 N1 E4 N1 E17 S1 E4 S1 E19 S14 W10 W9 S25 E9 E1 S14 W19 S2 W7 N2 W13 N13 W1 N26 W10 W1 \$
FOP=[YR=2024;ORIG=21,30] E10 S26 W10 N26 \$
STP=[YR=2024;ORIG=18,38] E3 S8 W3 N8 \$
FOP=[YR=2024;ORIG=61,30] E9 S25 W9 N25 \$
FUS=[YR=2024;ORIG=30,90] E16 N1 E4 N1 E17 S1 E4 S32 W8 W15 S4 E5 S4 E10 N8 E8 S9 W5 S13 W24 N13 W1 N26 W10 W1 N14 \$
FOP=[YR=2024;ORIG=31,104] E10 S26 W10 N26 \$
STR=[YR=2024;ORIG=48,121] E15 S8 W10 N4 W5 N4 \$
FSP=[YR=2024;ORIG=80,15] S1 S14 S1 E21 N11 N5 W21 \$
UOP=[YR=2024;ORIG=101,20] E6 S8 W1 S3 W5 N11 \$
BAS=[YR=2024;ORIG=107,17] E7 S11 W7 N11 \$