

LOT 63
CRANE ISLAND PHASE 2A
OR 2270/910

UNGER GORDON A & LISA FAZZARI
3200 HARTRIDGE DR
ALPHARETTA, GA 30022

2025

19-2N-28-1000-0063-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 450,000 TOTAL MARKET VALUE 450,000 SOH/AGL Deduction 10,000 ASSESSED VALUE 440,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 440,000 TOTAL JUST VALUE 450,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 400,000									
DOR CODE 0000 VACANT																PERMIT NUM 2023-0047 20230179 180SF 861,871=1 75,000 11/20/2023 20230048 DGR 1481T 606H 156,288 03/16/2023 20230047 5313T 3536H 1,150,000 02/28/2023											
MAP NUM MKT AREA 01																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2542/0772 2/18/2022 WD Q V 01 500,000 GRANTOR: THE RANGE AT CRANE IS GRANTEE: UNGER GORDON A & LI											
NEIGHBORHOOD/LOC 2036.0100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						110 BROADBENT WAY, FERNANDINA BEACH																					
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											
										TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000										
REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																											