

LOT 67
CRANE ISLAND PHASE 2C
OR 2547/581

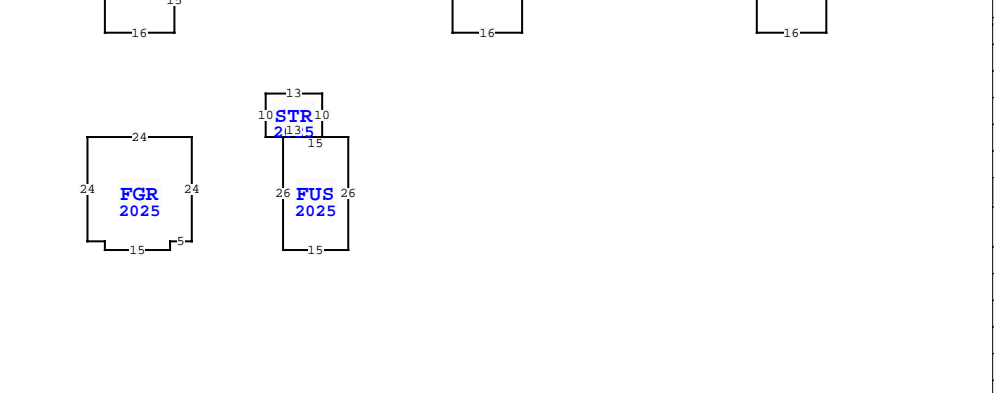
M&D REVOCABLE LIVING TRUST/STUDDARD MICHAEL TRUSTE
91 MARSH CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0067-0000

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 Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	- 0%	- 2025									Heated Area: 4215	HX Base Yr



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
DCK	320	10	2025	32	16,563
FGR	606	55	2025	333	172,354
FGR	848	55	2025	466	241,192
FOP	112	30	2025	34	17,598
FOP	240	30	2025	72	37,266
FOP	760	30	2025	228	118,008
FSP	474	40	2025	190	98,340
FST	24	55	2025	13	6,729
FST	80	55	2025	44	22,774
FST	288	55	2025	158	81,778
TOTALS	9,147			5,869	3,037,677

** This building has 20 Sub-Areas

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

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	0	0	0	2,100.00	SF	10.00	10.00	100	2025	2024		100	21,000	
2	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

TOTAL OB/XF														46,000										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	850,000.00	850,000.00	850,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,037,677	
TOTAL MARKET OB/XF VALUE		46,000	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		3,933,677	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,933,677	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,933,677	
TOTAL JUST VALUE		3,933,677	
NCON VALUE		3,083,677	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		850,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222723	DGR	102,434	02/21/2023
20222722	BIG	2,000,000	02/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0758	7/07/2022	WD Q	Q	V	01	1,000,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: M&D REVOCABLE LIVIN

BUILDING DIMENSIONS													
FUS=[YR=2025;ORIG=130,50] E16 N18 N7 E16 N39 W17 S7 W15 S2 W13 W3 S15 W3 S15 E3 S3 E16 S22 \$													
FUS=[YR=2025;ORIG=200,50] E16 N25 E16 N39 W17 S7 W15 S57 \$													
FGR=[YR=2025;ORIG=66,50] W16 N22 W16 N19 E16 S7 E16 S9 S10 S15 \$													
FOP=[YR=2025;ORIG=66,35] E16 N16 E1 N17 W1 N6 E1 N7 W17 S9 S18 S9 S10 \$													
PTO=[YR=2025;ORIG=36,-4] E14 S2 E16 N9 N11 W30 S18 \$													
FSP=[YR=2025;ORIG=117,-5] N18 E28 S9 S7 W15 S2 W13 \$													
DCK=[YR=2025;ORIG=34,-32] E32 S10 W32 N10 \$													
FST=[YR=2025;ORIG=50,16] N7 N11 E16 S18 W16 \$													
FOP=[YR=2025;ORIG=200,-7] N16 E15 S9 S7 W15 \$													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	850,000.00	850,000.00	850,000							