

LOT 70
CRANE ISLAND PHASE 2C
OR 2547/581

THE RANGE AT CRANE ISLAND LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0070-0000

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 600,000 TOTAL MARKET VALUE 600,000 SOH/AGL Deduction 0 ASSESSED VALUE 600,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 600,000 TOTAL JUST VALUE 600,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 600,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 2036.0100																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						79 MARSH CT, FERNANDINA BEACH										BUILDING NOTES											
EXTRA FEATURES																BUILDING DIMENSIONS											
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												
																	LAND DESCRIPTION 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	600,000.00	600,000.00	600,000										
REVIEW DATE 04/05/2022 BY DC Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS																											