

LOT 72
CRANE ISLAND PHASE 2C
OR 2547/581

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

2025

19-2N-28-1000-0072-0000

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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 500,000 TOTAL MARKET VALUE 500,000 SOH/AGL Deduction 0 ASSESSED VALUE 500,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 500,000 TOTAL JUST VALUE 500,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 500,000									
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT		ISSUED			
MAP NUM																											
NEIGHBORHOOD/LOC 2036.0100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						71 MARSH CT, 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											
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 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	500,000.00	500,000.00	500,000										
REVIEW DATE 04/05/2022 BY DC Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS																											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			500,000
SOH/AGL Deduction			0
ASSESSED VALUE			500,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			500,000
TOTAL JUST VALUE			500,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES			

BUILDING DIMENSIONS			