

LOT 76
CRANE ISLAND PHASE 2A
OR 2270/910

VOELBEL LYNN J REV TRUST/VOELBEL RICHARD TRUSTEE
4446 THOMAS AVENUE SOUTH
MINNEAPOLIS, MN 55410

2025

19-2N-28-1000-0076-0000



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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
BAL	30	15	2022	4	1,828
BAS	2,196	100	2022	2,196	1,003,733
FGR	518	55	2022	285	130,265
FOP	60	30	2022	18	8,228
FOP	60	30	2022	18	8,228
FOP	184	30	2022	55	25,139
FOP	220	30	2022	66	30,166
FOP	490	30	2022	147	67,189
FSP	270	40	2022	108	49,364
FSP	295	40	2022	118	53,935
TOTALS	6,067			4,612	1,075,564

** This building has 15 Sub-Areas

71 OLD WELL RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

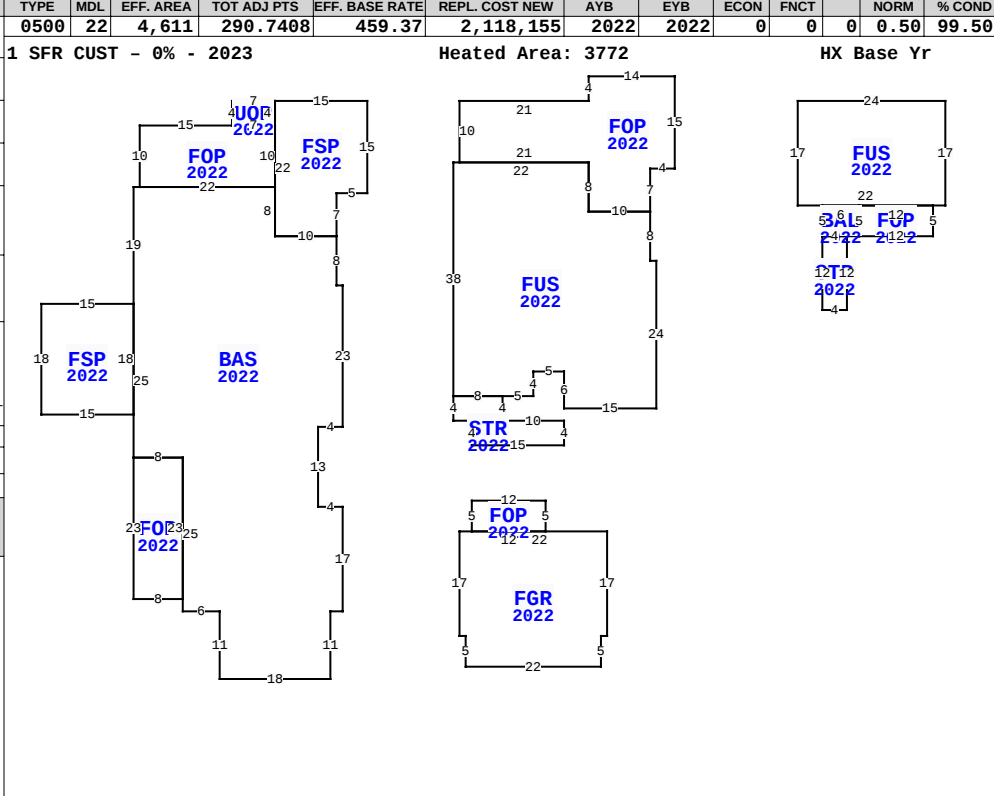
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	520.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	114.00	SF	10.00
4	0855	CONC PAVER	0	0	0	0	260.00	SF	10.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2022	2022	3	99	1,980	
10.00	100	2022	2022	3	99	5,148	
10.00	100	2022	2022	3	99	1,129	
10.00	100	2022	2022	3	99	2,574	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	0.00	0.00	1.00

TOTAL OB/XF									
10,831									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000		

MARKET ADJUSTMENTS



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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,107,564
TOTAL MARKET OB/XF VALUE	10,831
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	2,618,395
SOH/AGL Deduction	498,430
ASSESSED VALUE	2,119,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,119,965
TOTAL JUST VALUE	2,618,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,520,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2561/0800	5/06/2022	WD	Q	I	01
SALE PRICE 2,200,000					

GRANTOR: CRANE ISLAND MODEL H0
GRANTEE: VOELBEL LYNN J REV0

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W15 UOP=[YR=2022] W7 S4 FOP=[YR=2022] W15 S10
BAS=[YR=2022] W1 S19 FSP=[YR=2022] W15 S18 E15 N18\$ S25
FOP=[YR=2022] S23 E8 N23 W8\$ E8 S25 E6 S11 E18 N11 E2 N17 W4
N13 E4 N23 W1 N8 W10 N8 W22\$ E22 N10 W7\$ E7 N4\$ S22 E10 N7 E5
N15\$ PTR=E15 FOP=[YR=2022] E21 N4 E14 S15 W4 S7 FUS=[YR=2022]
S8 E1 S24 W15 N6 W5 S4 W5 STR=[YR=2022] W8 S4 E3 S4 E15 N4
W10N4\$ W8 N38 E22 S8 E10\$ W10 N8 W21 N10\$ W15\$ PTR=E15 S70
FGR=[YR=2022] E2 FOP=[YR=2022] N5 E12 S5 W12\$ E22 S17 W1 S5
W22 N5 W1 N17\$N70 W15\$ PTR=E70 FUS=[YR=2022] E24 S17 W2
FOP=[YR=2022] S5 W12 BAL=[YR=2022] W2 STR=[YR=2022] S12 W4
N12 E4\$ W4 N5 E6 S5\$ N5 E12\$ W22 N17\$ W70\$.