LOT 79
CRANE ISLAND PHASE 2A
OR 2270/910

SHAFFER RICHARD & SHEILA S
83 OLD WELL RD
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0079-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

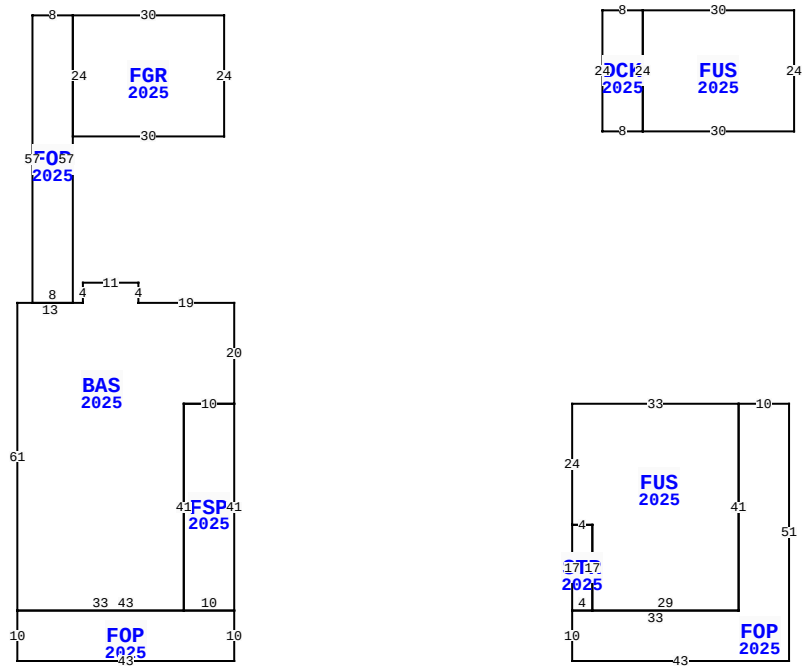
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2025	2,257	1,190,725
DCK	192	10	2025	19	10,024
FGR	720	55	2025	396	208,918
FOP	430	30	2025	129	68,057
FOP	456	30	2025	137	72,277
FOP	840	30	2025	252	132,948
FSP	410	40	2025	164	86,521
FUS	720	100	2025	720	379,850
FUS	1,285	100	2025	1,285	677,927
STR	68	10	2025	7	3,693
TOTALS	7,378			5,366	2,830,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,366	333.9072	527.57	2,830,941	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 4262 HX Base Yr 2025



83 OLD WELL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,830,941
TOTAL MARKET OB/XF VALUE		38,225
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		3,469,166
SOH/AGL Deduction		0
ASSESSED VALUE		3,469,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		3,418,444
TOTAL JUST VALUE		3,469,166
NCON VALUE		2,869,166
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0013			12/11/2024
2023-0014	GAAR 754 COND		04/20/2023
2023-0157	POOL		04/13/2023
2023-0013	SFR HTD- 3519 SF		03/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0874	2/18/2022	WD	Q	V	01	650,000

GRANTOR: CRANE ISLAND MODEL HO
GRANTEE: SHAFFER RICHARD M &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2025;ORIG=50,70] N10 E43 S10 W43 $
FSP=[YR=2025;ORIG=93,60] W10 N41 E10 S41 $
BAS=[YR=2025;ORIG=50,60] E33 N41 E10 N20 W19 N4 W11 S4 W13 S61 $
FOP=[YR=2025;ORIG=61,-1] N57 W8 S57 E8 $
FGR=[YR=2025;ORIG=61,-58] E30 S24 W30 N24 $
FUS=[YR=2025;ORIG=174,-35] E30 N24 W30 S24 $
DCK=[YR=2025;ORIG=174,-35] W8 N24 E8 S24 $
FOP=[YR=2025;ORIG=160,70] E43 N51 W10 S41 W33 S10 $
STR=[YR=2025;ORIG=160,60] E4 N17 W4 S17 $
FUS=[YR=2025;ORIG=160,43] E4 S17 E29 N41 W33 S24 $
.

EXTRA FEATURES

LN	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	100	0	0	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	
2	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2025	2024		100	13,600	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
4	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	
5	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	2025	2024		100	1,625	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 38,225

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	500,000.00	600,000.00	600,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS