

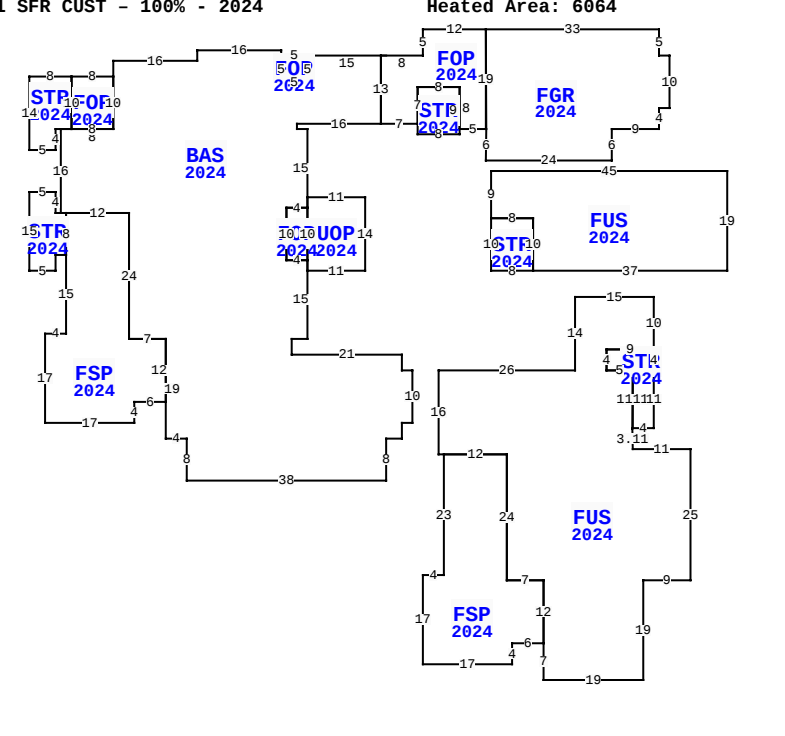
LOT 85
CRANE ISLAND PHASE 2B
OR 2377/1431

REA FAMILY HOME REVOCABLE TRST/REA CONNIE ADAMS TR
141 CRANE ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0085-0000



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	PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 100	0500	22	7,204	321.8916	508.59	3,663,882	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2024														VALUATION BY										
Roof Cover	13	STAND SEAM 100	Heated Area: 6064														STANDARD										
Interior Wall	05	DRYWALL 100	HX Base Yr 2024														Tax Group: 2										
Interior Floor	12	HARDWOOD 90															Tax Dist:										
Interior Floor	11	CLAY TILE 10															BUILDING MARKET VALUE										
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE										
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET										
Bedrooms		5 100															TOTAL MARKET VALUE										
Bathrooms		5.5 100															SOH/AGL Deduction										
Frame	02	WOOD FRAME 100															ASSESSED VALUE										
Stories	2.	2. 100															TOTAL EXEMPTION VALUE										
Units		0 100															HX HB										
																	BASE TAXABLE VALUE										
Quality	03	Quality Level 03															TOTAL JUST VALUE										
DOR CODE	0100	SINGLE FAMILY															NCON VALUE										
MAP NUM		MKT AREA															INCOME VALUE										
NEIGHBORHOOD/LOC	2036.0100																PREVIOUS YEAR MKT VALUE										