LOT 90 & PT OF LOT 106
IN OR 2550/1551
CRANE ISLAND PHASE 2D

KESTER 2015 FAMILY TRUST/KESTER STEVEN W TRUSTEE
C/O STEVE KESTER, 104 STINSON COURT
HARTWELL, GA 30643

2025

19-2N-28-1000-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2036.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

161 CRANE ISLAND DR, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,700,000
TOTAL MARKET VALUE	2,700,000
SOH/AGL Deduction	0
ASSESSED VALUE	2,700,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,700,000
TOTAL JUST VALUE	2,700,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
POOL			04/26/2023
20222306	NEW CONSTR	101,301	09/16/2022
20222307	NEW CONSTR	0	09/16/2022
20222305	NEW CONSTR	1,295,000	09/16/2022
2022-2305			
2022-2306			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1266	4/09/2025	QC	U	V	11	100
GRANTOR: NUNN DAVID N & ANNA M						
GRANTEE: KESTER 2015 FAMILY						
2550/1551	3/22/2022	WD	U	V	37	250,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: KESTER 2015 FAMILY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000132	C	RES RIVER	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,700,000.00	2,700,000.00	2,700,000							

REVIEW DATE 02/05/2024 BY HS Total Acres: 0.00 Total Land Value: 2,700,000 Market: 0 Agricultural: 0 Common: 2,700,000 PRINTED 07/30/2025 BY SYS