

LOT 91
CRANE ISLAND PHASE 2A
OR 2270/910

SPENCER RICHARD E II & MARY A
100 HOMESTEAD CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0091-0000



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 2														
Exterior Wall	31	HARDIE BRD 100	0500	22	4,971	301.5936	476.52	2,368,781	2024	2024	0	0	0.00	100.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2025												Heated Area: 4183														
Roof Cover	13	STAND SEAM 100													HX Base Yr 2025														
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		7 100																											
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	1,897	100	2025	1,897	903,958																								
FGR	624	55	2025	343	163,446																								
FOP	544	30	2025	163	77,673																								
FOP	544	30	2025	163	77,673																								
FSP	238	40	2025	95	45,269																								
FUS	630	100	2025	630	300,208																								
FUS	1,656	100	2025	1,656	789,117																								
STR	68	10	2025	7	3,336																								
UOP	84	20	2025	17	8,101																								
TOTALS	6,285			4,971	2,368,781																								
EXTRA FEATURES						100 HOMESTEAD 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												
1	0855	CONC PAVER	0	100	0	0	1,050.00	SF	10.00	10.00	100	2025	2024		100	10,500													
2	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000													
TOTAL OB/XF 20,500																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												
REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/0496	4/23/2021	WD	Q	V	01	385,000

GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: SPENCER RICHARD E I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,50] E36 N24 W4 N24 W14 N17 W17 S41 W1 S24 \$

FOP=[YR=2025;ORIG=60,50] S8 E44 N32 W8 S24 W36 \$

FSP=[YR=2025;ORIG=78,-15] E14 S17 W14 N17 \$

UOP=[YR=2025;ORIG=62,-15] N7 E12 S7 W12 \$

FGR=[YR=2025;ORIG=60,-70] E24 S26 W24 N26 \$

FUS=[YR=2025;ORIG=110,-70] S26 E24 N26 W9 N1 W6 S1 W9 \$

STR=[YR=2025;ORIG=134,-44] E4 N17 W4 S17 \$

FOP=[YR=2025;ORIG=130,50] S8 E44 N32 W8 S24 W36 \$

FUS=[YR=2025;ORIG=130,50] N24 E1 N24 E17 S11 S12 E4 N12 W4 N11 E18 S48 W36 \$