

LOT 96
CRANE ISLAND PHASE 2E
OR 2547/578

GRAY DAVID & DIANE KOLLER
120 HOMESTEAD CT
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	1,966	100	2025	1,966	950,050
FGR	658	55	2025	362	174,933
FOP	240	30	2025	72	34,793
FOP	272	30	2025	82	39,626
FSP	420	40	2025	168	81,184
FUS	460	100	2025	460	222,290
FUS	1,194	100	2025	1,194	576,989
STR	48	10	2025	5	2,416
STR	52	10	2025	5	2,416
UAT	28	10	2025	3	1,450
TOTALS	5,450			4,329	2,091,946

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	22	4,329	305.8504	483.24	2,091,946	2024	2024	0	0
1 SFR CUST - 0% - 2025									
Heated Area: 3620 HX Base Yr									

** This building has 13 Sub-Areas

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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	30	32		SF 6.50	6.50	100	2025	2024
2	0502	FP-CUSTOM	0	0	0	0		10,000.00	10,000.00	100	2025	2024
3	0600	SUMMER KIT	0	0	0	0		5,000.00	5,000.00	100	2025	2024

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,091,946				
TOTAL MARKET OB/XF VALUE					31,240				
TOTAL LAND VALUE - MARKET					650,000				
TOTAL MARKET VALUE					2,773,186				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,773,186				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					2,773,186				
TOTAL JUST VALUE					2,773,186				
NCON VALUE					2,123,186				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					650,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0077			01/16/2024
2023-0077	DGR HTD- 474		03/08/2023
2023-0069	SFR HTD- 3151		03/02/2023
2023-0069			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1406	5/05/2022	WD	Q	V	02	725,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: GRAY DAVID & DIANE

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] S45 W8 S4 W34 N4 W8 N33 E35 N12 E15 \$

FOP=[YR=2025;ORIG=48,59] S8 E34 N8 W34 \$

FSP=[YR=2025;ORIG=40,10] E35 S12 W35 N12 \$

FUS=[YR=2025;ORIG=140,59] E18 N4 E16 N17 W15 N16 W20 S16 W15 S17 E16 N12 E4 S12 W4 S4 \$

FOP=[YR=2025;ORIG=139,10] E20 S12 W20 N12 \$

FGR=[YR=2025;ORIG=40,-30] E25 N7 E3 N11 W3 N7 W25 S25 \$

FUS=[YR=2025;ORIG=100,-34] N16 E7 N5 E10 S7 E7 S14 W7 S4 W10 N4 W7 \$

UAT=[YR=2025;ORIG=117,-55] E7 S7 W7 N7 \$

UAT=[YR=2025;ORIG=100,-55] E7 S5 W7 N5 \$