

LOT 104
CRANE ISLAND PHASE 2E
OR 2547/578

MURRAY MICHAEL M & STEPHANIE R
4813 LAST STAND DRIVE
PARK CITY, UT 84098

2025

19-2N-28-1000-0104-0000



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	1.	1. 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	3,753	100	2025	3,753	1,979,970
FGR	796	55	2025	438	231,076
FOP	30	30	2025	9	4,748
FOP	100	30	2025	30	15,827
FOP	145	30	2025	44	23,213
FOP	501	30	2025	150	79,136
FSP	480	40	2025	192	101,293
FUS	505	100	2025	505	266,423
UAT	24	10	2025	2	1,055
UAT	24	10	2025	2	1,055
TOTALS	6,430			5,132	2,707,489

** This building has 12 Sub-Areas

152 CRANE ISLAND DR, FERNANDINA BEACH

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00
2	0855	CONC PAVER	0	0	0	0	1,700.00	SF	10.00
3	0855	CONC PAVER	0	0	0	0	100.00	SF	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	22	5,132	333.9072	527.57	2,707,489	2024	2024	0	0
1 SFR CUST - 0% - 2025									
Heated Area: 4258									
HX Base Yr									

TOTAL OB/XF									
38,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,707,489				
TOTAL MARKET OB/XF VALUE					38,000				
TOTAL LAND VALUE - MARKET					750,000				
TOTAL MARKET VALUE					3,495,489				
SOH/AGL Deduction					48,750				
ASSESSED VALUE					3,446,739				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					3,446,739				
TOTAL JUST VALUE					3,495,489				
NCON VALUE					2,745,489				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					637,500				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0127	SFR		10/24/2024
2023-0125	ACCESSORY DWELLIN		10/24/2024
2023-0127	GARAGE 25X25		04/19/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q Q	U I	V V	RSN CD	SALE PRICE
2560/1798	5/05/2022	WD	Q	U	V	01	730,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: MURRAY MICHAEL M &

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=90,20] W17 S2 W15 S10 W40 N12 N17 W12 N3 W13 S3 W17 S17 E29 S33 E6 S12 E42 N1 E5 N11 E14 S4 E4 S3 E10 N3 E4 N8 E4 N11 W4 N18 \$
FGR=[YR=2025;ORIG=-26,30] W25 S25 E3 S9 E19 N9 E3 N25 \$
FUS=[YR=2025;ORIG=-113,50] E17 N6 E4 N13 W5 N6 W13 S6 W7 S13 E4 S6 \$
FOP=[YR=2025;ORIG=11,65] S8 E53 N20 W6 S11 W5 S1 W42 \$
FSP=[YR=2025;ORIG=58,20] S2 S10 W40 N12 E40 \$
FOP=[YR=2025;ORIG=5,20] S5 W29 N5 E29 \$
FOP=[YR=2025;ORIG=-24,25] W10 S5 W5 N5 N5 E15 S5 \$
UAT=[YR=2025;ORIG=-117,25] E7 S6 W7 N6 \$
FOP=[YR=2025;ORIG=58,20] E15 S2 W15 N2 \$