LOT 107
CRANE ISLAND PHASE 2A
OR 2270/910

DIOGEL AMELIA REVOCABLE TRUST/SELIGMAN ADAM R TRUS
121 CRANE ISLAND DRI
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0107-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

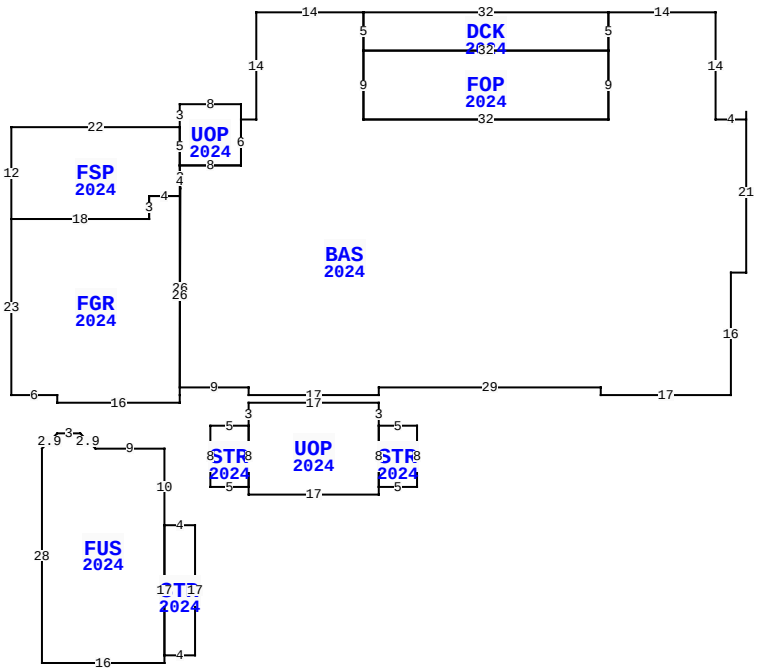
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,956	100	2024	2,956	1,537,150
DCK	160	10	2024	16	8,320
FGR	534	55	2024	294	152,883
FOP	288	30	2024	86	44,721
FSP	252	40	2024	101	52,521
FUS	458	100	2024	458	238,165
STR	40	10	2024	4	2,080
STR	40	10	2024	4	2,080
STR	68	10	2024	7	3,640
UOP	64	20	2024	13	6,760
TOTALS	5,064			3,980	2,069,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,980	329.1200	520.01	2,069,640	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3414 HX Base Yr 2024



** This building has 11 Sub-Areas

121 CRANE ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,069,640
TOTAL MARKET OB/XF VALUE		55,024
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		2,474,664
SOH/AGL Deduction		159,414
ASSESSED VALUE		2,315,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,264,528
TOTAL JUST VALUE		2,474,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211073	CO		06/16/2023
20211073	NEW CONSTR	0	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0873	4/16/2021	WD	Q	V	01	375,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: DIOGEL AMELIA REVOC

BUILDING NOTES

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
1	0811	CONCRETE B	0	100	0	0	2,344.00	SF	5.20	5.20	100	2024	2023		100	12,189	
2	0825	BRICK	0	100	0	0	105.00	SF	12.50	12.50	100	2024	2023		100	1,313	
3	0825	BRICK	0	100	0	0	76.00	SF	12.50	12.50	100	2024	2023		100	950	
4	0502	FP-CUSTOM	0	100	0	0	4.00	UT	10,000.00	10,000.00	100	2024	2023		100	40,000	
5	1127	BRICK 8"	0	100	0	0	52.00	SF	11.00	11.00	100	2024	2023		100	572	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,7] W4 N14 W14 S5 S9 W32 N9 N5 W14 S14 W2 S6 W8 D3R0.1 D26L0.1 E9 S1 E17 N1 E29 S1 E17 N16 E2 N21 $
FOP=[YR=2024;ORIG=-11,7] E32 N9 W32 S9 $
DCK=[YR=2024;ORIG=21,-7] S5 W32 N5 E32 $
UOP=[YR=2024;ORIG=-35,5] S3 S5 E8 N6 N2 W8 $
FSP=[YR=2024;ORIG=-57,8] E22 S5 S4 W4 S3 W18 N12 $
FGR=[YR=2024;ORIG=-57,20] E18 N3 E4 S26 S1 W16 N1 W6 N23 $
UOP=[YR=2024;ORIG=-9,44] S3 S8 S1 W17 N1 N8 N3 E17 $
STR=[YR=2024;ORIG=-9,47] E5 S8 W5 N8 $
STR=[YR=2024;ORIG=-26,47] W5 S8 E5 N8 $
FUS=[YR=2024;ORIG=-37,50] S10 S17 S1 W16 N28 U2R2 E3 D2R2 E9 $

LAND DESCRIPTION

TOTAL OB/XF 55,024

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	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 02/06/2024 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS