

LOT 109
CRANE ISLAND PHASE 2A
OR 2270/910

SIMOURIAN JOHN II & CANDACE P
129 CRANE ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-0109-0000



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 90
Interior Floor	11	CLAY TILE 10
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
FGR	1,023	55	2024	563	267,386
FOP	220	30	2024	66	31,345
FSP	220	40	2024	88	41,794
FST	492	55	2024	271	128,706
FUS	1,525	100	2024	1,525	724,268
FUS	1,525	100	2024	1,525	724,268
SFB	330	80	2024	264	125,382
STR	100	10	2024	10	4,749
STR	100	10	2024	10	4,749
STR	150	10	2024	15	7,124
TOTALS	5,685			4,337	2,059,771

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	2,035.00	SF	5.20
2	1075	TRELLIS G	0	100	0	0	168.00	SF	35.00
3	0825	BRICK	0	100	0	0	265.00	SF	12.50
4	0820	WOOD WALK	0	100	0	0	572.00	SF	11.75
5	0825	BRICK	0	100	0	0	68.00	SF	12.50
6	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00
7	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 02/06/2024 BY HS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	22	4,337	300.5872	474.93	2,059,771	2023	2023	0	0	0.00	100.00	
1 SFR CUST - 100% - 2024												
Heated Area: 3314												
HX Base Yr 2024												

129 CRANE ISLAND DR, FERNANDINA BEACH									

TOTAL OB/XF									
56,218									

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					2,059,771				
TOTAL MARKET OB/XF VALUE					56,218				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					2,465,989				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,465,989				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					2,415,267				
TOTAL JUST VALUE					2,465,989				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,398,494				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1846	C0		10/27/2023
2021-1846	4903T 3029H 1427F	589,626	02/04/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1069	10/27/2023	WD	Q	I	01	3,200,000	
GRANTOR:PICKETT CONSTRUCTION							
GRANTEE:SIMOURIAN JOHN II &							
2519/0531	11/05/2021	WD	Q	V	01	345,700	
GRANTOR:THE RANGE AT CRANE IS							
GRANTEE:PICKETT CONSTRUCTIO							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2024;ORIG=50,0] W31 S33 E31 N33 \$									
SFB=[YR=2024;ORIG=19,0] W10 S33 E10 N33 \$									
FST=[YR=2024;ORIG=50,33] W31 W10 S12 E41 N12 \$									
FUS=[YR=2024;ORIG=70,0] S10 W10 S35 E41 N12 W11 N20 E11 N13 W31 \$									
STR=[YR=2024;ORIG=60,0] E10 S10 W10 N10 \$									
FOP=[YR=2024;ORIG=101,13] W11 S20 E11 N7 N7 N6 \$									
STR=[YR=2024;ORIG=101,19] S7 E5 S8 E5 N23 W5 S8 W5 \$									
FUS=[YR=2024;ORIG=120,10] S35 E41 N12 W11 N20 E11 N13 W31 S10 W10 \$									
STR=[YR=2024;ORIG=120,0] E10 S10 W10 N10 \$									
FSP=[YR=2024;ORIG=150,13] E11 S20 W11 N20 \$									

TOTAL OB/XF									
56,218									

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