

LOT 110
CRANE ISLAND PHASE 2A
OR 2270/910

GASSER WILBERT W III TRUST/GASSER WILBERT W III TR
131 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

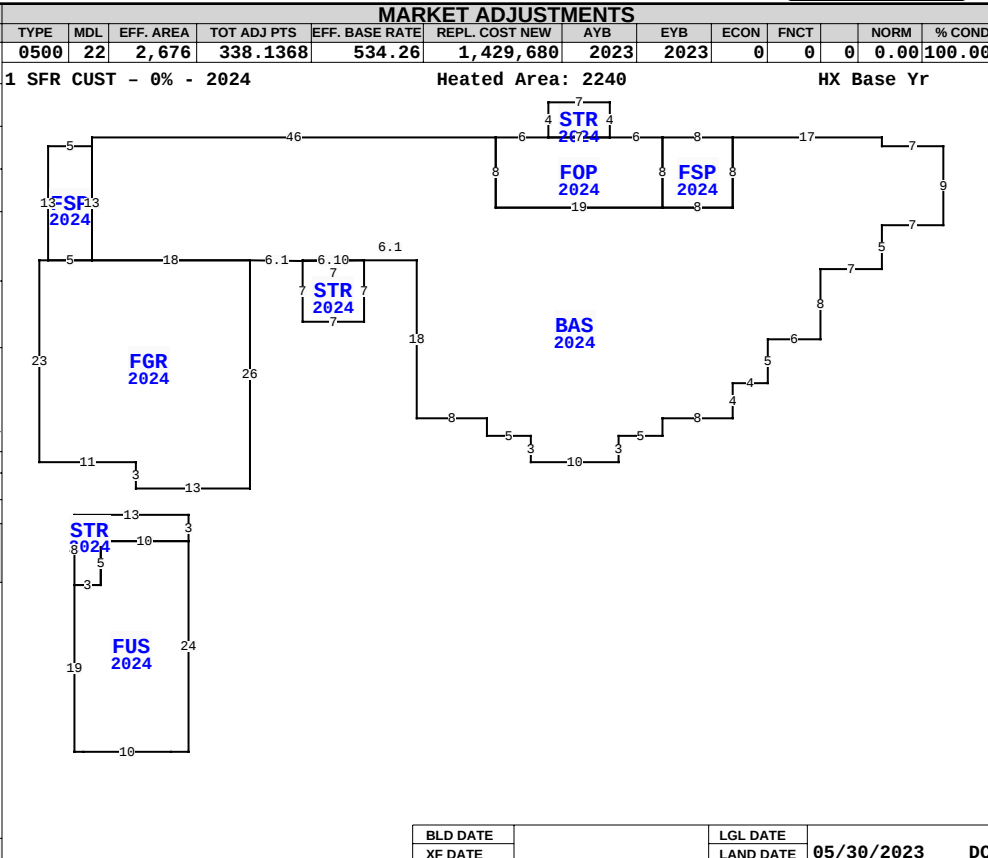
2025

19-2N-28-1000-0110-0000



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
BAS	1,943	100	2024	1,943	1,038,067
FGR	591	55	2024	325	173,635
FOP	152	30	2024	46	24,576
FSP	64	40	2024	26	13,891
FSP	65	40	2024	26	13,891
FUS	297	100	2024	297	158,675
STR	28	10	2024	3	1,603
STR	49	10	2024	5	2,671
STR	54	10	2024	5	2,671
TOTALS	3,243			2,676	1,429,680



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,429,680		
TOTAL MARKET OB/XF VALUE	18,456		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	1,798,136		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,798,136		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,798,136		
TOTAL JUST VALUE	1,798,136		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,754,223		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211564			04/07/2023
20211564	3203T2249H611G323	333,801	02/10/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2454/1461	4/16/2021	WD	Q	V	01
					390,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: GASSER WILBERT W II

BUILDING NOTES					
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BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,10] W7 N1 W17 S8 W8 W19 N8 W46 S1 S13 E18 D0.1R6.1 U0.1R6.10 U0R6.1 S18 E8 S2 E5 S3 E10 N3 E5 N2 E8 N4 E4 N5 E6 N8 E7 N5 E7 N9 \$

FSP=[YR=2024;ORIG=78,9] E8 S8 W8 N8 \$

FOP=[YR=2024;ORIG=59,9] E6 E7 E6 S8 W19 N8 \$

STR=[YR=2024;ORIG=65,5] E7 S4 W7 N4 \$

FGR=[YR=2024;ORIG=31,23] W18 W5 W1 S23 E11 S3 E13 N26 \$

FSP=[YR=2024;ORIG=8,10] E5 S13 W5 N13 \$

STR=[YR=2024;ORIG=37,23] E7 S7 W7 N7 \$

FUS=[YR=2024;ORIG=11,60] S19 E1 E10 E2 N24 W10 S5 W3 \$

STR=[YR=2024;ORIG=24,52] W13 S8 E3 N5 E10 N3 \$

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	Q
1	0811	CONCRETE B	0	0	0	0	1,200.00	SF	5.20	5.20	100	2024	2023	100
2	0825	BRICK	0	0	0	0	102.00	SF	12.50	12.50	100	2024	2023	100
3	0462	ST/AL FNC	0	0	30	1	30.00	SF	10.00	10.00	100	2024	2023	98
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023	99
5	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023	100
6	0825	BRICK	0	0	0	0	28.00	SF	12.50	12.50	100	2024	2023	100

LAND DESCRIPTION										TOTAL OB/XF										18,456									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000												
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