



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																						STANDARD																			
																				VALUATION BY					Tax Group: 2					Tax Dist:											
																				BUILDING MARKET VALUE										0											
																				TOTAL MARKET OB/XF VALUE										0											
																				TOTAL LAND VALUE - MARKET										100											
																				TOTAL MARKET VALUE										100											
																				SOH/AGL Deduction										0											
																				ASSESSED VALUE										100											
																				TOTAL EXEMPTION VALUE										0											
																				BASE TAXABLE VALUE										100											
																				TOTAL JUST VALUE										100											
																				NCON VALUE										0											
																				INCOME VALUE																					
																				PREVIOUS YEAR MKT VALUE										100											
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED									
																				SALES DATA																					
																				OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE												
																				2675/103		10/19/2023		QC	U	V	11	100													
																				GRANTOR: THE CRANE AT CRANE IS																					
																				GRANTEE: THE CRANE ISLAND HO																					
																				BUILDING NOTES																					
																				BUILDING DIMENSIONS																					
TOTALS										CRANE ISLAND DR, FERNANDINA BEACH										<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																																							
XF DATE		LAND DATE																																							
INC DATE		AG DATE																																							
EXTRA FEATURES										CRANE ISLAND DR, FERNANDINA BEACH																															
L N	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																									
LAND DESCRIPTION										TOTAL OB/XF										0																					
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	000005	C	COMMON S/D L	0		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																								
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																									