

TRACT 11  
(ACCESS)  
CRANE ISLAND PHASE 1 PB 8/308

THE CRANE ISLAND HOA INC  
C/O AMELIA ISLAND MANAGEMENT, 5440 FIRST COAST HWY  
FERNANDINA BEACH, FL 32034

2025

19-2N-28-1000-TR11-0000



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																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD 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																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2675/103</td> <td>10/19/2023</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: THE CRANE AT CRANE IS GRANTEE: THE CRANE ISLAND HO										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2675/103	10/19/2023	QC	U	V	11	100
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2675/103	10/19/2023	QC	U	V	11	100																																					
																				<b>BUILDING NOTES</b>  																							
																				<b>BUILDING DIMENSIONS</b>  																							
<b>EXTRA FEATURES</b> SWEETGRASS CT, FERNANDINA BEACH										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE																							
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																											
																	<b>TOTALS</b> 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																										
<b>REVIEW DATE</b> 02/08/2024 <b>BY</b> KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 <b>PRINTED 07/30/2025 BY SYS</b>																																											