

TRACT 20
(OPEN SPACE)
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-TR20-0000



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									
																				VALUATION BY 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											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U 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											
DOR CODE 0005 COMMON S/D LANDS MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 2036.0100 AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS 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 % COND OB/XF MKT VALUE NOTES										CRANE ISLAND DR, FERNANDINA BEACH																					
LAND DESCRIPTION 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										TOTAL OB/XF 0																					
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																															