LOT 217 PT OF TRACT A
IN OR 2576/1557
PINEY ISLAND PB 4/63 & 64

RODWAY JOHN M & LAURA K
92071 CRANE DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0217-0000

BUILDING CHARACTERISTICS

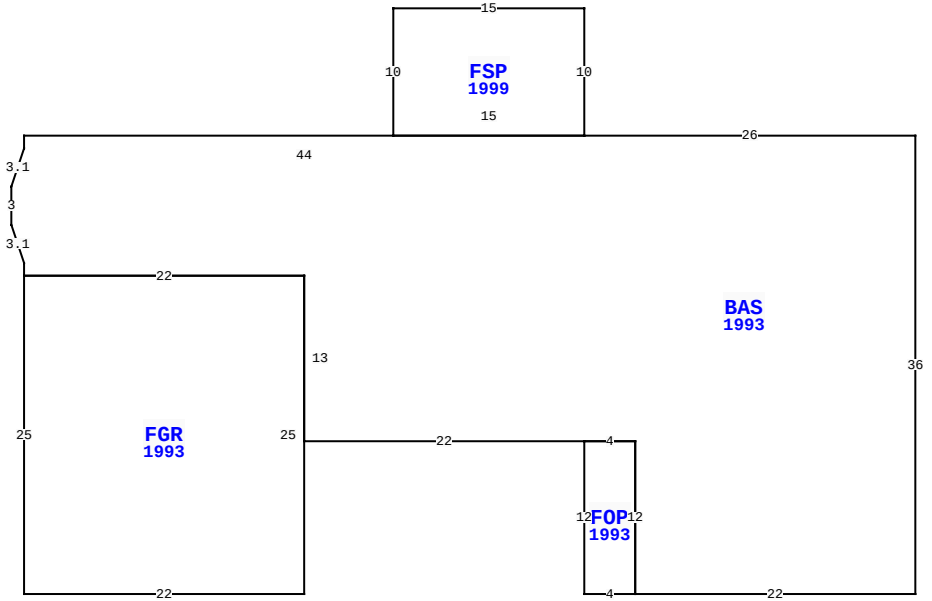
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	181,795
FGR	550	55	1993	302	32,994
FOP	48	30	1993	14	1,529
FSP	150	40	1999	60	6,555
TOTALS	2,412			2,040	222,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,040	112.4697	148.46	302,858	1978	1985	0	0	0	26.41	73.59

1 SNGL FAM – 100% - 2023 Heated Area: 1664 HX Base Yr 2023



92071 CRANE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		222,873
TOTAL MARKET OB/XF VALUE		19,153
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		402,026
SOH/AGL Deduction		20,718
ASSESSED VALUE		381,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,586
TOTAL JUST VALUE		402,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705339	REPAIR/RRF	0	08/01/2017
B1226545	REPAIR/RRF	700	10/01/2012
E007023	SWIM POOL	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1557	7/07/2022	WD	Q	I	01	383,000
GRANTOR: HUDSON JOHN E JR & JE						
GRANTEE: RODWAY JOHN M & LAU						
0723/0347	2/02/1995	WD	Q	I		112,500
GRANTOR: TUCKER LAWRENCE E & D						
GRANTEE: HUDSON JOHN E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1999] N10 W15 S10 E15 $ W44 S1 L1 D3 S3 R1 D3 S1 FGR=[YR=1993] S25E22 N25 W22 $ E22 S13 E22 FOP=[YR=1993] S12 E4 N12 W4 $ E4 S12 E22 N36 $.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	1980	1980	3	30	856	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0810	CONCRETE A	0	100	9	6	54.00	SF	3.90	3.90	100	1990	1990	3	57	120	
4	0810	CONCRETE A	0	100	0	0	2,430.00	SF	6.50	6.50	100	1980	1980	3	30	4,739	
5	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	1985	1985	3	20	550	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2000	2000	3	23	7,664	
7	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2000	2000	3	77	3,684	

LAND DESCRIPTION

TOTAL OB/XF 19,153

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS