

MCCRANIE CHRISTOPHER D
1009 N 15TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0254-0091



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010001EFF. AREA1,364TOT ADJ PTS142.5632EFF. BASE RATE149.69REPL. COST NEW204,177AYB1970EYB1980ECON0FNCT0NORM0% COND73.10

Exterior Wall19COMMON BRK 60
Exterior Wall05AVERAGE 40

RooF Structur03GABLE/HIP 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo18SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms1.5 100

Frame Stories Units03MASONRY 100
1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,06910019931,069116,974

FEP18080199314415,757

FOP68301993202,189

FST77551993424,596

UGR198451993899,738

TOTALS1,5921,364149,253

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSSUITYPEDTDPH FACT% CONDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC1000006R-175.00100.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE149,253

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE349,253

SOH/AGL Deduction13,705

ASSESSED VALUE335,548

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE284,137

TOTAL JUST VALUE349,253

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE326,726

Sales Data

OFF RECORD NumberDATETYPE INSTQU / V IRSN CDSALE PRICE

2723/19247/09/2024WD QI01425,000

GRANTOR:SCHOELEN LIVING TRUST

GRANTEE:MCCRANIE CHRISTOPHE

2468/07823/16/2021WD U I I11100

GRANTOR:SCHOELEN JAMES C & EL

GRANTEE:SCHOELEN LIVING TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FEP=[YR=1993] N12 W15 S12 E15\$ W12
FST=[YR=1993] W11S7 UGR=[YR=1993] S18 E11 FOP=[YR=1993] S4
E17 N4 W17\$ N18 W11\$ E11N7\$ S25 E17 S4 E11 N4 E13 N25\$.